

3.0 Project Description

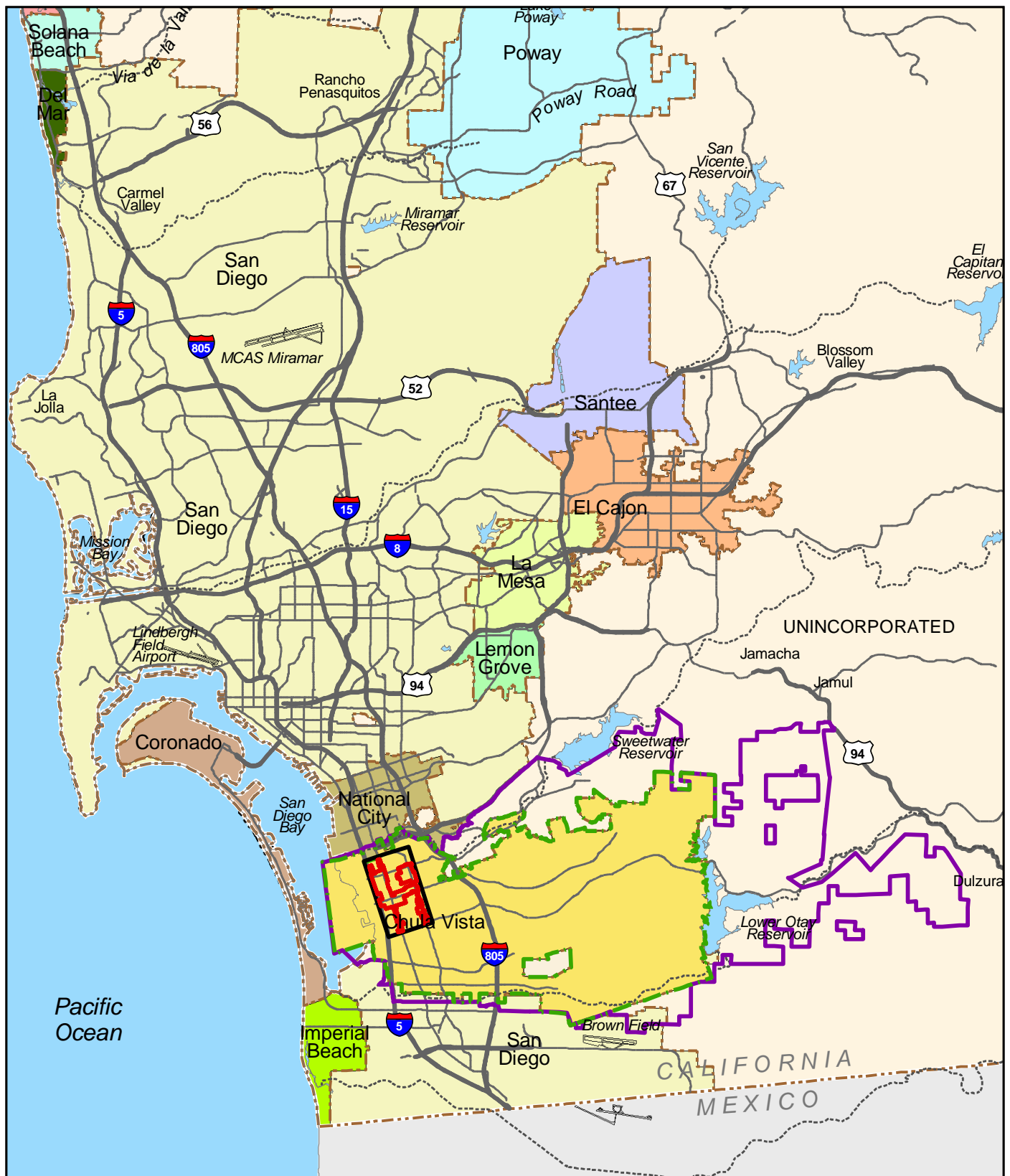
The proposed UCSP was prepared in accordance with the Chula Vista Municipal Code Section 19.07, Specific Plans, and the California Government Code, Title 7, Division 1, Chapter 3, Article 8, Sections 65450 through 65457. Relevant content of the UCSP is summarized in this chapter. The UCSP is available for review in its entirety at the City of Chula Vista Community Development Department at 276 Fourth Avenue, the Chula Vista Civic Center Library at 365 F Street in the City of Chula Vista, and on the City of Chula Vista's website at www.ci.chula-vista.ca.us.

3.1 Project Location

The City's urban core is located in the northwest portion of the City of Chula Vista, California, approximately 18 miles north of the border with Mexico (Figure 3-1). Maps contained in the UCSP (and replicated in this EIR) show the boundaries of a 1700-acre UCSP Study Area and a 690 gross-acre UCSP Subdistricts Area. The 1700-acre UCSP Study Area extends generally from Interstate 5 on the west, Del Mar Avenue on the east, C Street on the north, and L Street on the South. The UCSP Subdistricts Area encompasses the commercial corridors along Third Avenue between roughly E and L Streets, Broadway between C and L Streets, and E and H Streets between Del Mar Avenue (just east of Third Avenue) and Interstate 5 (Figure 3-2). Multi-family residential areas are also included in the Subdistricts Area and are concentrated west of Broadway between D and I Streets.

The regulatory provisions of the UCSP (i.e., new zoning, development standards, and design guidelines) apply only to the Subdistricts Area of the UCSP. The Subdistricts Area was a focus of the GPU's "Areas of Change," having been determined to be an area most in need of revitalization. For this reason, it is the area where redevelopment and new infill development is expected to occur and subsequently the area within which the new zoning regulations and development design guidelines of the UCSP are proposed to implement the GPU.

The remaining portions of the UCSP Study Area, which were determined through the GPU process to be largely stable residential neighborhoods, are not expected to transition within the 25-year planning horizon of the UCSP, are excluded from the Subdistricts Area and are not subject to the new zoning and land use regulatory provisions of the UCSP. Existing zoning and land use regulations will not be changed in the remaining portions of the surrounding Study Area, outside of the UCSP Subdistricts Area. However, some provisions for urban amenities and other public improvements in the UCSP will apply to the Study Area, outside of the Subdistricts Area. The potential effects of these provisions are included in Chapter 5, Environmental Impact Analysis.



- UCSP Study Area
- UCSP Subdistricts Area
- City of Chula Vista boundary
- General Plan Update boundary



FIGURE 3-1
Regional Location

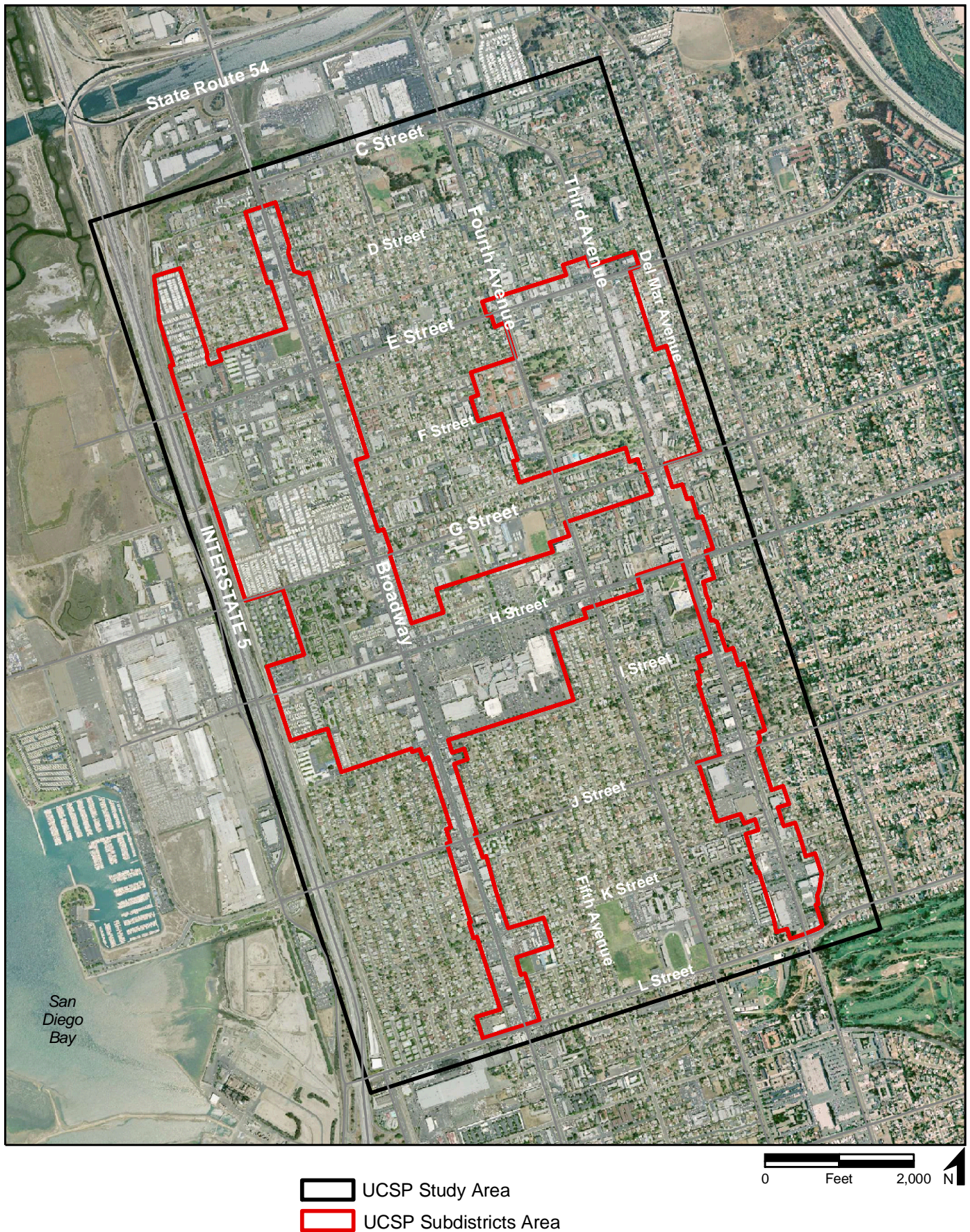


FIGURE 3-2
UCSP Study Area and Subdistricts Area

3.2 Project Background

The iterative process of developing the proposed UCSP, including steps to involve the citizens of Chula Vista, is described in Chapter II of the UCSP. In early 2004, the City of Chula Vista initiated the preparation of the UCSP and hired the firm of RRM Design Group to assist in its preparation. One of the initial steps in the planning process was to conduct a series of interviews with key stakeholders with a strong interest in the urban core. These stakeholders included business owners, property owners, residents, civic leaders, and other interested parties. The stakeholder interviews were followed by a series of background studies that addressed land use, design, traffic circulation, and economic opportunities and constraints.

In August 2004, an 18-member Advisory Committee was appointed by the City Council to provide guidance to the staff and consultant team on the major components of the plan. A two-day charrette was held as the Advisory Committee's kick-off meeting and was well attended by local citizens. The two-day event provided the Advisory Committee with background analyses, historical perspective, other significant planning efforts, and participation in a visual preference survey. The visual preference survey was conducted to gather input on Advisory Committee members' preferences for the future potential mass and scale of the built environment in the urban core. A visual preference survey was also conducted for attendees of the first of several community workshops, held September 2004. After a presentation on the Specific Plan and an overview of the planning and public participation process, attendees voted on various images for areas within the urban core with regard to building massing and scale. Participants were able to rate the images as being appropriate, neutral, or inappropriate for each particular area. Following the community workshop, the team also provided the opportunity for two local senior high school classes to participate in the visual preference survey.

Based on these initial inputs, a draft vision plan for the urban core was prepared which included concepts for three distinct areas of the urban core. The vision plans were intended to provide general concepts and evoke an image of what the urban core could look like over the next 20 to 25 years. In November 2004, the vision plans, as well as 10 key principles were presented to the Planning Commission and City Council in a joint workshop to obtain further input and confirm the direction of the planning effort. These early documents provided the framework for the detailed preparation of the Specific Plan.

The vision plans and the 10 key principles outlined in them are included as Chapter III of the UCSP. The 10 key principles comprise the overarching ideas and goals that will apply to future development of the urban core and are listed below:

- Develop a vibrant, distinct urban atmosphere with a day to evening environment.
- Build upon and enhance Chula Vista's cultural and historic traditions and diversity.

- Foster visible cultural and civic amenities, such as urban parks, outdoor dining opportunities, and civic promenades.
- Establish a hierarchy of building forms with greatest densities at key nodes.
- Connect and integrate the bayfront, eastern Chula Vista, and designated focus areas within the urban core.
- Create lively and pedestrian-friendly environments through a concentration of activities in a compact, mixed-use setting.
- Transition new development to minimize impacts on existing residential neighborhoods.
- Provide creative parking strategies, including parking districts, structures, and reductions.
- Define unique identities for focus areas through using individualized streetscape design and public spaces.
- Restore the historic street grid layout in order to maximize transportation choices and increase mobility and circulation opportunities for pedestrians, public transit and automobiles.

In December 2004 the vision plans were presented to the community at a second community workshop. Over the first six months of 2005, the Advisory Committee met monthly to review major components on the UCSP including draft land use matrices, development regulations and standards, development design guidelines, gateway concepts, and public design guidelines. The input at these meetings shaped the eventual drafting of the UCSP which is the subject of this EIR.

3.3 Project Objectives

As the second largest city in the San Diego region, Chula Vista continues to play a significant role in the region's growth and is emerging as the hub of civic and cultural activity in south San Diego County. Chula Vista is one of the most rapidly growing areas in the region with a projected population of approximately 300,000 by 2030, based on GPU population projections (UCSP, Chapter II, page II-5). While much of the City's recent growth has occurred in large master planned communities developing on vacant land in the eastern portion of the City, demographic changes and other influences are bringing about population growth and renewed interests and needs for revitalization and redevelopment in the older, developed western portion of the City.

Considering this renewed interest and need for vibrant urban centers, the General Plan Update (GPU) focused on revitalization and redevelopment within the older, developed western portion of the City. The UCSP follows the direction provided in the City's GPU by establishing a more detailed vision, regulations, and guidelines for future development and beautification of the traditional downtown area. The following are the primary project objectives of the UCSP:

- Create the tools necessary to implement the General Plan Update's vision for the urban core through preparation of a comprehensive set of new zoning classifications and updated development regulations and standards for mixed-use developments.
- Develop updated design guidelines unique to the individual districts in the urban core that implement the urban form and create the active urban environment envisioned by the General Plan Update.
- Establish a Plan implementation program for the provision of community benefits such as public infrastructure, mobility improvements, and urban amenities that enhance the quality of life for the community.
- Facilitate revitalization of the downtown and surrounding commercial and residential areas by increasing certainty and predictability for all stakeholders that assures quality outcomes and streamline the development entitlement process.

3.4 Project Characteristics

The UCSP has been prepared as the neighborhood level planning document which provides updated zoning regulations, development standards, and design guidelines to implement the planned land uses, through the year 2030, as envisioned in the City's General Plan Update. In addition to being a land use regulatory document, the UCSP also outlines the framework for the provision of urban amenities and other public improvements associated with new development.

The intent of the UCSP is to create zoning that facilitates and encourages development and improvements that will help realize the community's vision for the Chula Vista urban core. Based on input received at the community workshops, the community wants the urban core to be a desirable San Diego County destination for both visitors and residents alike, with an identity of its own. The community wants a downtown that is vibrant, forward thinking but respectful of its past, and alive with thriving businesses, attractive housing, and entertainment, cultural and recreational activities.

The UCSP envisions a broad mixture of uses and business opportunities, as well as a wide range of residential housing types. The urban core is envisioned to be the "heart" of the community, where people gather to enjoy special events, farmers markets, street

performances, and outdoor dining. It is a downtown envisioned with a synergistic mix of land uses, attractive streetscapes, and sidewalks full of people, all interconnected with a series of plazas and pedestrian paseos.

3.4.1 Projected Buildout and GPU Consistency

The 690-acre UCSP Subdistricts Area encompasses three planning districts, the Village, the Urban Core, and the Corridors. These three districts are refined into 26 smaller planning subdistricts, each with proposed land use mixes, development regulations and standards. The 3 planning districts and 26 subdistricts of the UCSP correspond to the five districts of the GPU's Urban Core Subarea, as shown in Table 3-1.

TABLE 3-1
UCSP SUBDISTRICTS AND CORRESPONDING
GENERAL PLAN UPDATE DISTRICTS

UCSP District	UCSP Subdistrict	General Plan Update District
Urban Core	UC-1, St. Rose	H Street Corridor
	UC-2, Gateway	
	UC-3, Roosevelt	
	UC-4, Hospital	
	UC-5, Soho	
	UC-6, Chula Vista Center Residential	
	UC-7, Chula Vista Center	
	UC-8, Otis	
	UC-9, Mid H Street	
	UC-10, Chula Vista Center West	Interstate 5 Corridor
	UC-11, Chula Vista Center West Residential	
	UC-12, H Street Trolley	
	UC-13, Mid Broadway	
	UC-14, Harborview	
	UC-15, E Street Trolley	
	UC-16, Broadway Hospitality	
	UC-17, Harborview North	
	UC-18, E Street Gateway	
	UC-19, Feaster School	
Village	V-1, East Village	Downtown Third Avenue
	V-2, Village	
	V-3, West Village	
	V-4, Civic Center	
Corridors	C-1, Third Avenue South	Mid Third Avenue
	C-2, Broadway South	Mid Broadway
	C-3, Broadway North	Interstate 5 Corridor

The new zoning regulations proposed in the UCSP would replace existing Municipal Code zoning classifications for the UCSP Subdistricts Area and introduce new zoning classifications for mixed-use (retail/office), mixed-use with residential, and Urban Core

residential (high-density residential) as anticipated in the GPU. The new regulations would accommodate new growth and revitalization of the Subdistricts Area and would be applied only as new development or redevelopment occurs. Outside of the Subdistricts Area, existing land use designations and zoning would not be changed.

The UCSP anticipates the following projected buildout over the life of the plan consistent with the General Plan Update projections (Table 3-2).

**TABLE 3-2
URBAN CORE SPECIFIC PLAN
PROJECTED BUILDOUT**

Land Use	Existing	Net Increase	Total
Multi-family residential	3,700 dus	7,100 dus	10,800 dus
Commercial retail	3,000,000 sf	1,000,000 sf	4,000,000 sf
Commercial office	2,400,000 sf	1,300,000 sf	3,700,000 sf
Commercial-visitor serving		1,300,000 sf	1,300,000 sf

SOURCE: City of Chula Vista, UCSP, Chapter II, Section B, Fg. 2.1, April, 2006.

NOTE: All totals are approximate and may include a combination of new infill development and existing uses.

dus = dwelling units

sf = square feet

The UCSP provides a set of contemporary implementing tools to allow infill development and public improvements to occur over the next 25 years, until the year 2030. The planning tools included in the UCSP to help implement its vision of a vibrant urban core include mobility recommendations, land use and development regulations, development design guidelines and incentives, public realm design guidelines, infrastructure and public facilities improvements, and a community benefits program. These are described in subsequent paragraphs. It should be noted that the exact extent, timing and sequence of infill development that may occur over the 25-year planning horizon is difficult to ascertain due to a number of factors unique to urban revitalization. These include, but are not limited to:

- viability associated with newer construction which will likely not recycle over the life of the Specific Plan;
- longevity of other existing commercial uses and existing housing stock;
- project specific economics that result in less than maximum buildout on a parcel;
- preservation and/or maintenance of significant historic structures;
- increased development costs associated with acquisition, demolition, and cleanup of urbanized land.

To monitor progress towards implementing the land use goals envisioned by both the General Plan Update and UCSP, a series of checks and balances are proposed. These include review under the Growth Management Ordinance, bi-annual review of amenities and facilities implementation in conjunction with the budget/CIP review cycle, and a five-year assessment of the progress of the UCSP. These elements are discussed in greater detail later in this Chapter in Section 3.4.8, Plan Administration.

3.4.2 Mobility Recommendations

The UCSP mobility recommendations provide a variety of approaches and strategies to “get people from here to there.” These pedestrian, bicycle, transit, automobile, and parking opportunities are addressed in Chapter V, Mobility, of the UCSP. Of the various modes of travel addressed in the UCSP, emphasis is placed on non-motorized forms and public transit, rather than on automobile travel. To this end, various pedestrian-friendly improvements are suggested. The suggested improvements include bulbouts (sidewalk extensions), narrowed travel lanes, reducing the number of travel widths in some areas, special paving at crosswalks, median refuge islands, paseos and walkways, and streetscape landscaping, lighting, and furnishings. Bicycle-friendly recommendations include new and upgraded bicycle paths and facilities throughout the UCSP area.

The UCSP proposes three Transit Focus Areas (TFA) encompassing four subdistricts to provide multi-modal opportunities for both local and regional transit. Two TFAs are proposed to be centered around the existing E and H Street trolley stations just east of I-5 along the western edge of the Subdistricts Area (coinciding with Subdistricts UC-15 and UC-12). These stations provide links to the San Diego trolley’s Blue Line. A third TFA, which accommodates transit service from the eastern portion of the City to the H Street Trolley station, is proposed to be located at H Street and Third Avenue at the east edge of the Subdistricts Area. The third TFA corresponds to two subdistricts, one on each side of Third Avenue (coinciding with Subdistricts UC-1 and UC-2). This TFA along H Street between Third and Fourth Avenues will also accommodate future shuttle service. As a feature of the UCSP, a new shuttle loop system called the West Side Shuttle is proposed to serve the UCSP area and the Bayfront Master Plan area to the west. The shuttle would provide localized service between various uses in western Chula Vista, including several stops within the Subdistricts Area, and provide connections to the regional transit system, including the existing E and H Street trolley stations and the future trolley station proposed at H Street and Third Avenue.

A program of improvements for the main automobile thoroughfares and other streets within the UCSP area are also proposed, and include the reintroduction of the street grid in areas where it has been interrupted. Proposed off-street parking and public parking strategies include parking districts for portions of Third Avenue and strategically located parking structures.

3.4.3 Land Use and Development Regulations

Chapter VI of the UCSP describes the permitted land uses, and development regulations and standards for each of the 26 UCSP subdistricts. Permitted land uses are tabulated in a Land Use Matrix and subdistrict development regulations are summarized in subdistrict zoning sheets. The Land Use Matrix is a refinement of the GPU land use designations and will additionally be used to replace the Town Centre I Design Manual of the Town Centre I Redevelopment Plan which overlaps a portion of the UCSP area (see discussion in Section 5.1.1.3.c of this EIR).

Using a form-based approach, the subdistrict development regulations set minimum and maximum floor area ratios (FAR), building heights, lot coverages, setbacks, and street wall frontage. Other regulations such as usable open space and parking standards are also provided. The new zoning regulations would replace existing Municipal Code zoning classifications and introduce new zoning classifications for mixed-use (retail/office), mixed-use with residential, and Urban Core residential (high-density residential) as anticipated by the General Plan Update. The new regulations would accommodate new growth and revitalization of the area and would be applied only as new development or redevelopment occurs within the UCSP Subdistricts Area. Outside of the Subdistricts Area, existing land use designations and zoning will not be changed.

Another important component of Chapter VI includes the special provisions for the Neighborhood Transition Combining Districts (NTCD) and TFAs. The NTCDs and TFAs appear as special provisions on the appropriate subdistrict zoning sheets. The NTCD regulations provide measures such as increased setbacks, stepbacks, lighting, landscaping, and screening measures for future development adjacent to R-1 and R-2 existing single family zones. Of the 26 subdistricts, six are subject to the NTCD special provisions. (Refer to Figure 3-3, Subdistricts Key Map, for locations of the V-3, UC-6, UC-8, UC-11, UC-13, and C-1 Subdistricts which are subject to the NTCD). The requirements of the NTCD are designed to ensure that the character of development within these UCSP subdistricts are compatible with and complementary to surrounding residential areas.

The special regulations for the TFAs include increased setbacks, stepbacks, lighting, landscaping, and screening measures for future multi-modal transit-oriented development. In addition, as part of project design and submittal, developments within TFAs are required to conduct studies to assess the effects of light and solar access, shadowing, and wind patterns on adjacent buildings and areas. Four of the 26 UCSP subdistricts have been designated as TFAs (UC-1, UC-2, UC-12, and UC-15). A lengthier discussion of the NTCD and TFA special provisions is provided in the land use discussion in this EIR in Section 5.1.3.3.d.

Chapter VI also includes provisions for uses such as mixed-use and live work units and establishes the urban amenity development requirements and incentives program. In

order to provide more certainty and orderliness to the provision of urban amenities, the majority of urban amenities are required to be provided as part of future development requirements. There are limited incentives that would allow, on a case-by-case basis, additional development potential or waiver of permit fees in exchange for the provision of certain public amenities or services above and beyond that which would normally be required through the development review process. An Urban Amenities Table is provided in Chapter VI which lists the various amenities and their associated requirements and/or incentives. Of note are the amenities of streetscape improvements, landscaping, paseos, parks, historic preservation, green building, parking, and affordable housing.

3.4.4 Development Design Guidelines

Chapter VII of the UCSP is the Development Design Guidelines. These are comprehensive design guidelines provided for development within the Subdistricts Area, as well as special design guidelines for hotels, mixed-use projects, and green buildings. These form-based guidelines supplement the UCSP development regulations and the City's Zoning Ordinance to create a more attractive, well-designed urban environment. The guidelines apply to new construction, conservation, adaptive reuse, and enhancement of buildings and street scenes. They do not apply to existing structures not undergoing any anticipated improvements. Although no specific architectural style is prescribed, the quality of design is guided by policies addressing site planning, building height/form/mass, building materials and colors, storefront design, landscaping, lighting, parking, circulation, signs, and other development design considerations. The goal of the guidelines is to create a positive image for the urban core and frame the streets and sidewalks with inviting buildings, entrances, awnings, and outdoor dining areas.

The following is a brief summary of the zoning regulations contained in UCSP Chapter VI and the general design principles and concepts embodied in UCSP Chapter VII for each of the three UCSP planning districts: the Village; the Urban Core; and the Corridors. Figure 3-3 provides a locational keymap of the three UCSP planning districts and their 26 subdistricts.

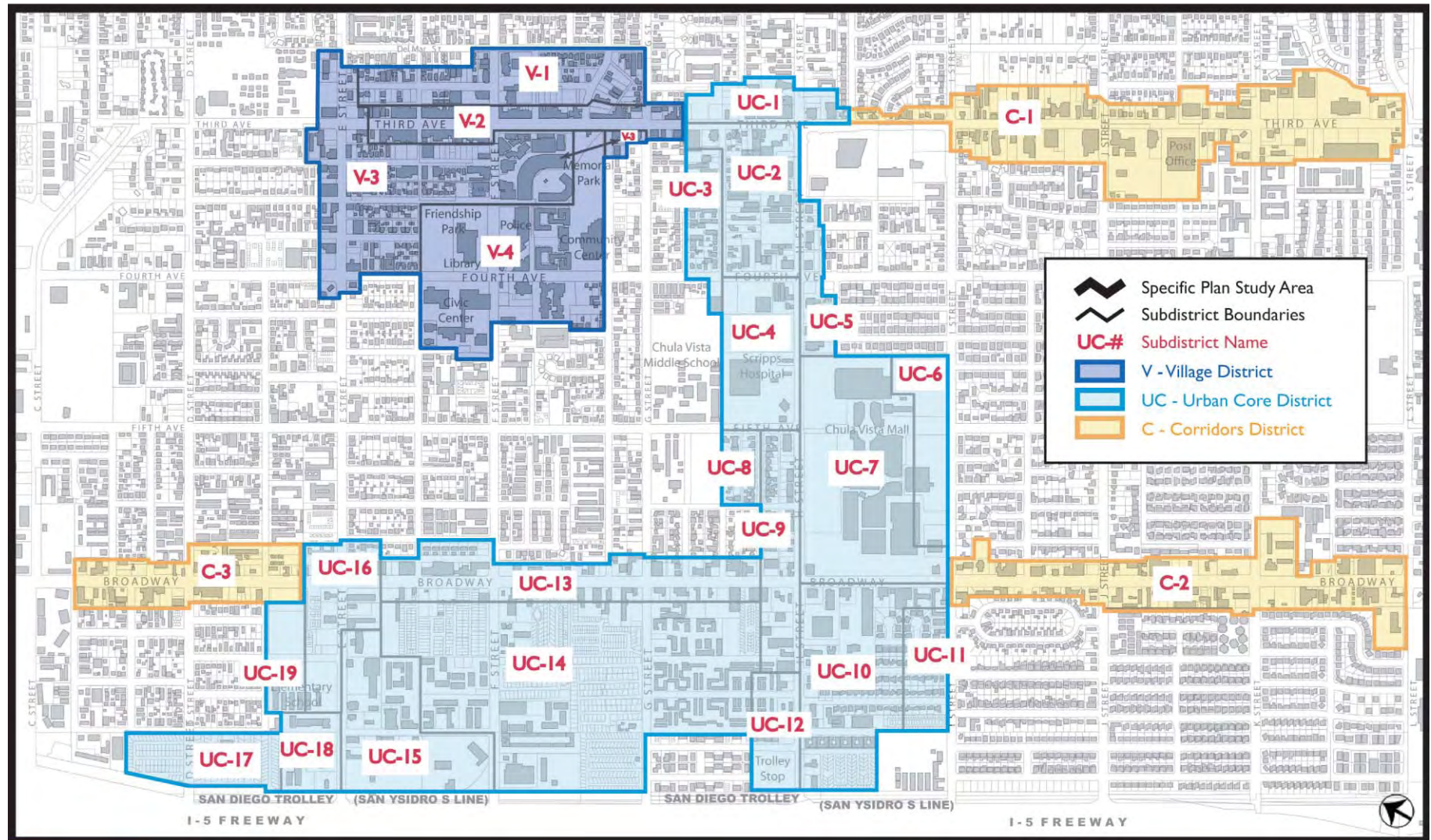


FIGURE 3-3
UCSP Subdistricts Key Map

3.4.4.1 Village District

The Village District encompasses 125 gross acres and allows mixed uses with residential as well as civic uses associated with the Civic Center. Retail uses are envisioned primarily along Third Avenue, anchored to the east and west with increased residential development. The Village District is divided into four subdistricts that are related through the design objectives for the district. Figure 3-3 shows the location of the four subdistricts within the Village District of the UCSP. Subdistrict V-3 is a Neighborhood Transition Combining District.

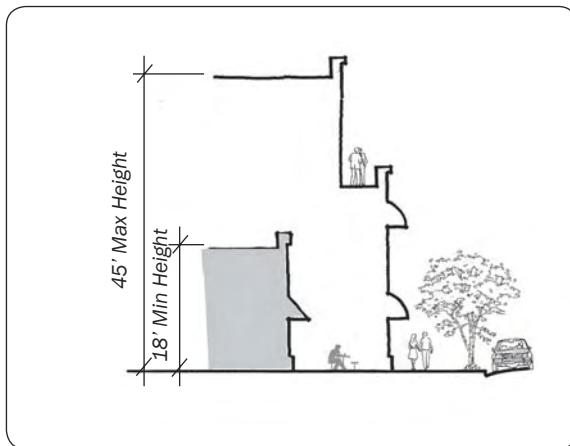
The Village District design goals include promoting sound architectural practices, retaining or repeating traditional façade components, developing a steady rhythm of façade widths, creating a comfortable scale of structures and supporting pedestrian-oriented activity at the sidewalk and amenity areas. While buildings are anticipated to have the street wall and a more urban fashion, building setbacks would be used to accommodate active public uses such as outdoor dining and gathering places, particularly on Third Avenue. Mid-block pedestrian paseos and linkages to parking lots, activity areas, or alleys are encouraged when possible. Parking lots would be located to the rear of buildings, subterranean, or in parking structures.

Figure 3-4 through Figure 3-7 provide the zoning sheets for the four subdistricts within the Village District. (Note that on these and all Subdistrict zoning sheets, notes in the body of the image referring reader to consult remainder of chapter and specific sections relates to the source document, the UCSP Chapter VI, and not this EIR.)

V-1 East Village

Urban Regulations

1. **Floor Area Ratio:**
Min: 1.0 Max: 2.0
2. **Lot Coverage:**
Min: N/A Max: 90%
3. **Building Height:**
Min: 18' Max: 45'
4. **Building Stepback:** Not mandatory
5. **Street Wall Frontage:** 50% Min
6. **Setbacks:**
Street Min: 0' Street Max: N/A
7. **Open Space Requirement:** 200 sf/du
9. **Primary Land Uses:**
Residential: 100%

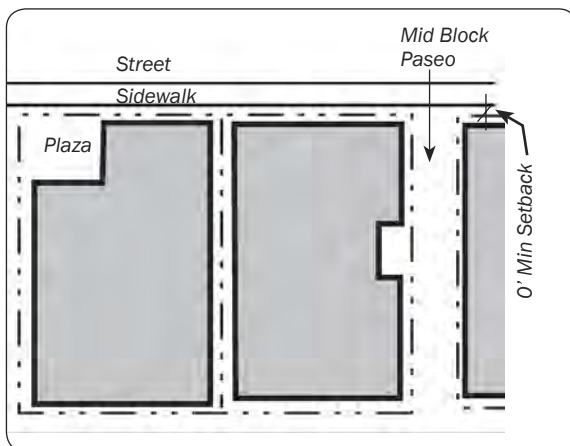


Section View

Fig. 6.8

Parking Regulations

1. **Parking Locations:**
Behind /Subterranean/Tuck Under
2. **Residential Parking:**
Min: 1.5 space/du
Guest: 1 space/10 du
Onsite Min: 50%



Plan View

Fig. 6.9

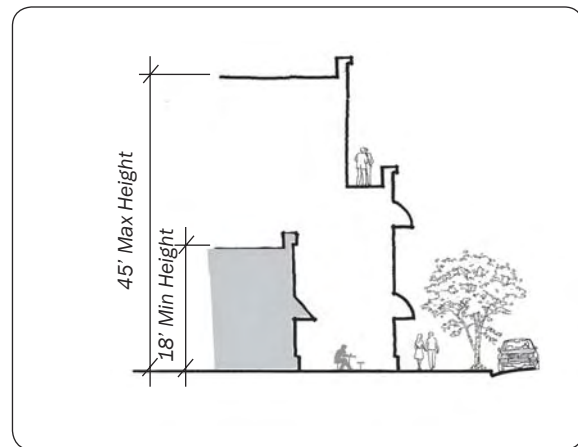
Summary sheet does not reflect all regulations that may apply to each property. Please consult the remainder of the chapter for all criteria.

FIGURE 3-4
Zoning Sheet for Village Subdistrict V-1,
East Village

V-2 Village

Urban Regulations

1. **Floor Area Ratio:**
Min: 0.75 Max: 2.0
2. **Lot Coverage:**
Min: 75% Max: 90%
3. **Building Height:**
Min: 18' Max: 45'
4. **Building Stepback:** Not mandatory
5. **Street Wall Frontage:** 80% Min
6. **Setbacks:**
Street Min: 0' Street Max: N/A
7. **Open Space Requirement:** 200 sf/du
8. **Primary Land Uses:**
Residential: 40% Max (Not allowed on Third Avenue on ground floor, except for access)
Retail: 40% Max
Office: 20% Max (Not allowed on Third Avenue on ground floor, except for access)



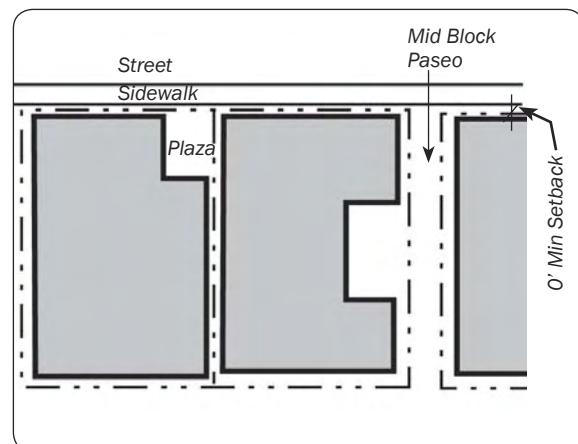
Section View

Fig. 6.10

Parking Regulations

1. **Parking Locations:**
Behind/Subterranean/Tuck Under
2. **Residential Parking:**
Min: 1.5 space/du
Guest: 1 space/10 du
Onsite Min: None
3. **Non-Residential Parking:**
Min: 2 spaces/1,000 sf
Onsite Min: None

Summary sheet does not reflect all regulations that may apply to each property. Please consult the remainder of the chapter for all criteria.



Plan View

Fig. 6.11

FIGURE 3-5

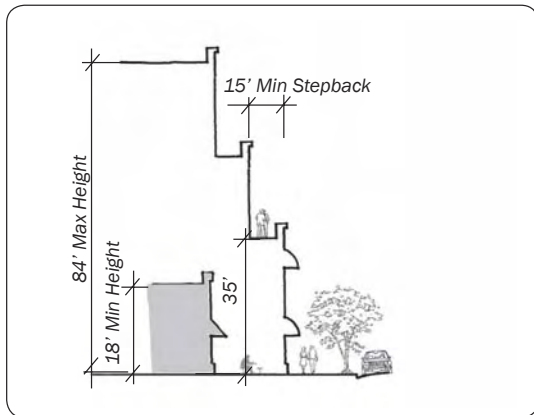
Zoning Sheet for Village Subdistrict V-2, Village

V-3 West Village

(Neighborhood Transition Combining District)

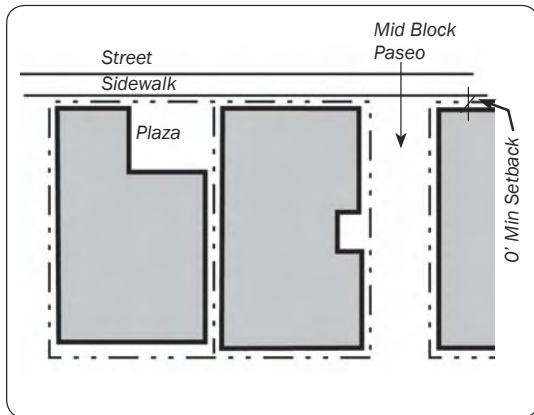
Urban Regulations

1. **Floor Area Ratio:**
Min: 2.0 Max: 4.5
2. **Lot Coverage:**
Min: 70% Max: 90%
3. **Building Height:**
Min: 18' Max: 84'
4. **Building Stepback:**
Min: 15' At Building Height: 35'
5. **Street Wall Frontage:** 50% Min
6. **Setbacks:**
Street Min: 0' Street Max: N/A
Neighborhood Transition: See Section D. for additional setbacks for parcels adjacent to R-1 and R-2 districts
7. **Open Space Requirement:** 200 sf/du
8. **Primary Land Uses:**
Residential: 100% Max (Not allowed on ground floor of Third Avenue or E Street, except for access)
Retail: 10% Max (North of E Street and west of Landis Avenue - retail only)
Office: 10% Max (Not allowed on ground floor of Third Avenue or E Street, except for access)



Section View

Fig. 6.12



Plan View

Fig. 6.13

Parking Regulations

1. **Parking Locations:**
Behind/Subterranean/Tuck Under
2. **Residential Parking:**
Min: 1.5 space/du
Guest: 1 space/10 du
Onsite Min: 50%
3. **Non-Residential Parking:**
Min: 2 spaces/1,000 sf
Onsite Min: None

Summary sheet does not reflect all regulations that may apply to each property. Please consult the remainder of the chapter for all criteria.

FIGURE 3-6

Zoning Sheet for Village Subdistrict V-3,
West Village

V-4 Civic Center

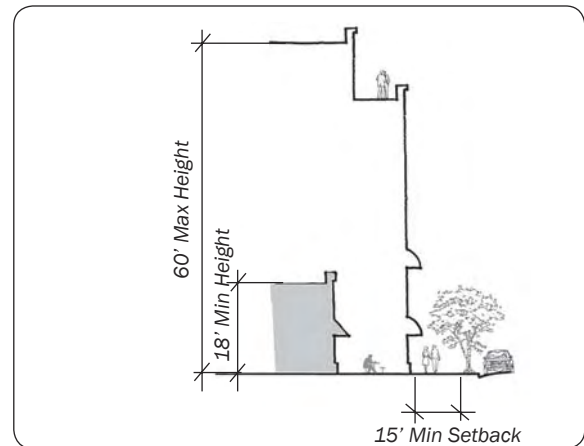
Urban Regulations

1. **Floor Area Ratio:**
Min: N/A Max: 1.0
2. **Lot Coverage:**
Min: 45% Max: 80%
3. **Building Height:**
Min: 18' Max: 60'
4. **Building Stepback:** Not mandatory
5. **Street Wall Frontage:** N/A
6. **Setbacks:**
Street Min: 15' Street Max: N/A
7. **Open Space Requirement:** 100 sf/du
8. **Primary Land Uses:**
Residential: 100% Max
Office: 100% Max
Public/Quasi-Public: 100% Max

Parking Regulations

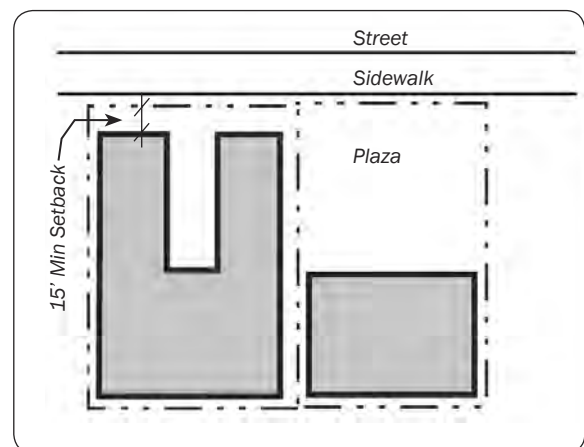
1. **Parking Locations:**
Behind/Subterranean/Tuck Under
2. **Residential Parking:**
Min: 1.5 space/du
Guest: 1 space/10 du
Onsite Min: 50%
3. **Non-Residential Parking:**
Min: 2 spaces/1,000 sf
Onsite Min: None

Summary sheet does not reflect all regulations that may apply to each property. Please consult the remainder of the chapter for all criteria.



Section View

Fig. 6.14



Plan View

Fig. 6.15

FIGURE 3-7
Zoning Sheet for Village Subdistrict V-4,
Civic Center

3.4.4.2 Urban Core District

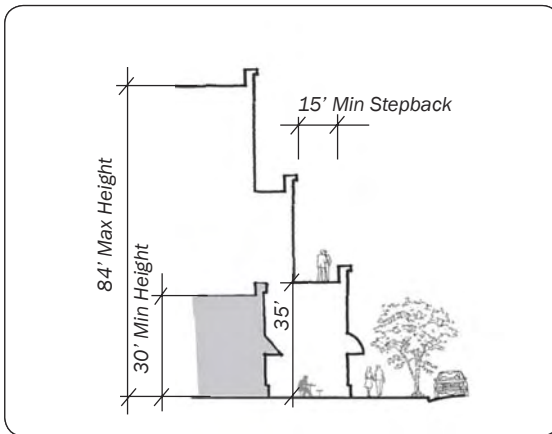
The Urban Core District is located along H Street from Third Avenue to the I-5, along the mid-section of Broadway and along a section of E Street and encompasses 440 gross acres (see Figure 3-3). It is designed to serve as the primary business, commercial and regional center of Chula Vista and includes some of the highest concentrations of residential uses. The district includes four subdistricts with TFA designations where high density mixed use commercial/office, and residential is planned. The district would allow low, mid- and high-rise development (UC-12 and UC-15 only) while encouraging an active street life and providing a comfortable environment for pedestrians to shop, dine, and recreate.

The Urban Core District is divided into 19 subdistricts that are related through the design objectives for the district. The goals for the design of the Urban Core District include creating a comfortable scale of structures, maintaining sunlight exposure and minimizing wind on the street level and distinguishing between upper and lower floors. Buildings should be designed with uniform front façade heights in order to create a continuous streetwall with store fronts and building entries facing the major roadways, Broadway and H Street. Figure 3-8 through Figure 3-26 provide the zoning sheets for the 19 subdistricts within the Urban Core District. The TFA designations occur in four Subdistricts: UC-1 and UC-2 at Third Avenue and H Street, UC-12 (H Street Trolley Station) and UC-15 (E Street Trolley Station). Subdistricts UC-6, UC-8, UC-11, and UC-13 comprise the four Neighborhood Transition Combining Districts within the Urban Core District.

UC-1 St. Rose (Transit Focus Area)

Urban Regulations

1. **Floor Area Ratio:**
Min: 2.0 Max: 4.0
2. **Lot Coverage:**
Min: 45% Max: 80%
3. **Building Height:**
Min: 30' Max: 84'
4. **Building Stepback:**
Min: 15' At Building Height: 35'
5. **Street Wall Frontage:** 80% Min
6. **Setbacks:**
Street Min: 0' Street Max: N/A
7. **Open Space Requirement:** 100 sf/du
8. **Primary Land Uses:**
Residential: 70% Max (Not allowed on Third Avenue or H Street frontage on ground floor, except for access)
Retail: 10% Max
Office: 20% Max

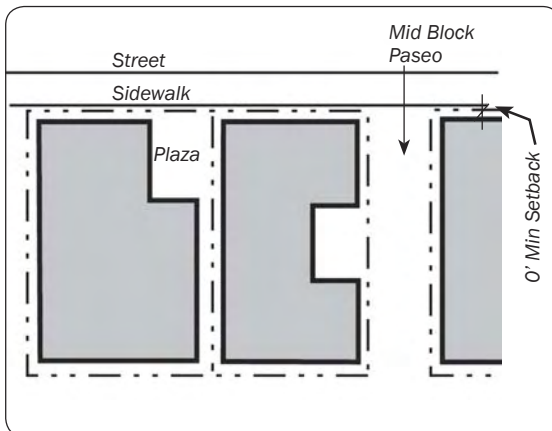


Section View

Fig. 6.16

Parking Regulations

1. **Parking Locations:**
Structure/Subterranean/Behind/Tuck Under
2. **Residential Parking:**
Min: 1 space/du
Guest: 1 space/10 du
Onsite Min: 50%
3. **Non-Residential Parking:**
Min: 2 spaces/1,000 sf
Onsite Min: None



Plan View

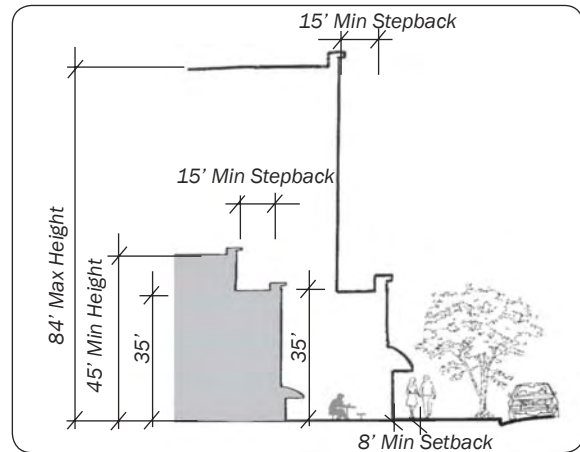
Fig. 6.17

Summary sheet does not reflect all regulations that may apply to each property. Please consult the remainder of the chapter for all criteria.

UC-2 Gateway (Transit Focus Area)

Urban Regulations

1. **Floor Area Ratio:**
Min: 2.5 Max: 5.0
2. **Lot Coverage:**
Min: 45% Max: 80%
3. **Building Height:**
Min: 45' Max: 84'
4. **Building Stepback:**
Min: 15' At Building Height: 35'
5. **Street Wall Frontage:** 80% Min
6. **Setbacks:**
Street Min: 8'* Street Max: N/A
(*Along H Street only to provide total of 16' sidewalk)
7. **Open Space Requirement:** 100 sf/du
8. **Primary Land Uses:**
Residential: 70% Max (Not allowed on Third Avenue or H Street frontage on ground floor, except for access)
Retail: 10% Max
Office: 20% Max



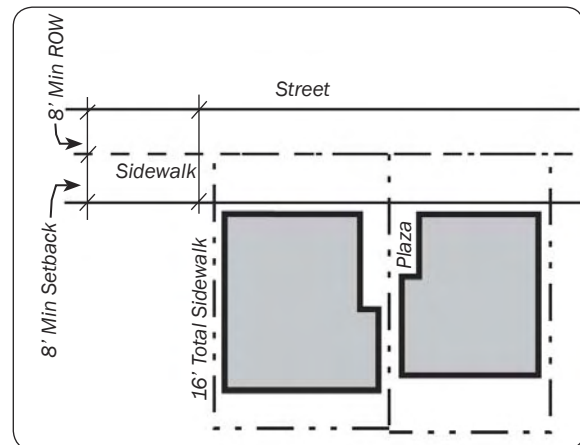
Section View

Fig. 6.18

Parking Regulations

1. **Parking Locations:**
Any location except in front of building
2. **Residential Parking:**
Min: 1 space/du
Guest: 1 space/10 du
Onsite Min: 50%
3. **Non-Residential Parking:**
Min: 2 spaces/1,000 sf
Onsite Min: None

Summary sheet does not reflect all regulations that may apply to each property. Please consult the remainder of the chapter for all criteria.



Plan View

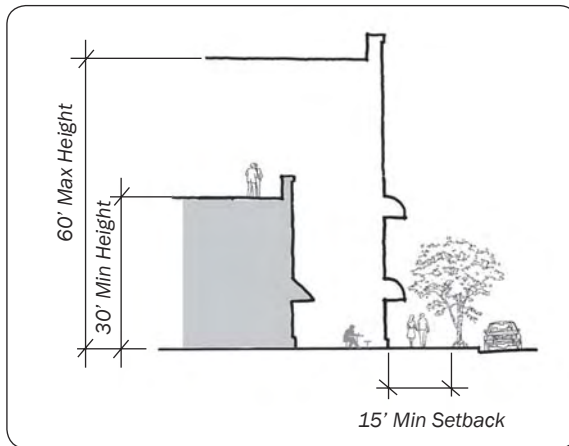
Fig. 6.19

FIGURE 3-9
Zoning Sheet for Urban Core
Subdistrict UC-2, Gateway

UC-3 Roosevelt

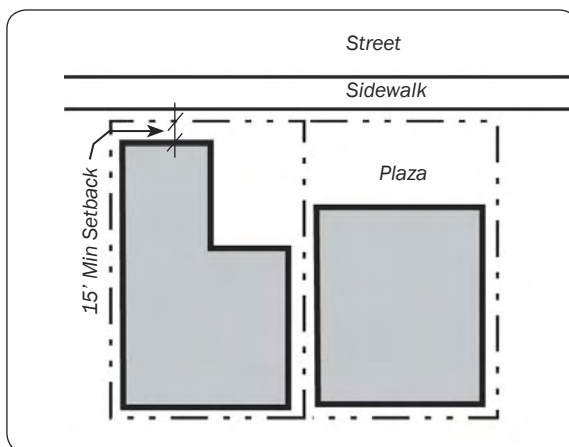
Urban Regulations

1. **Floor Area Ratio:**
Min: 1.0 Max: 3.0
2. **Lot Coverage:**
Min: N/A Max: 70%
3. **Building Height:**
Min: 30' Max: 60'
4. **Building Stepback:** Not mandatory
5. **Street Wall Frontage:** N/A
6. **Setbacks:**
Street Min: 15' Street Max: N/A
7. **Open Space Requirement:** 200 sf/du
8. **Primary Land Uses:**
Residential: 100% Max



Section View

Fig. 6.20



Plan View

Fig. 6.21

Parking Regulations

1. **Parking Locations:**
Anywhere on-site, except in front of building
2. **Residential Parking:**
Min: 1.5 space/du
Guest: 1 space/10 du
Onsite Min: 100%

Summary sheet does not reflect all regulations that may apply to each property. Please consult the remainder of the chapter for all criteria.

FIGURE 3-10
Zoning Sheet for Urban Core
Subdistrict UC-3, Roosevelt

UC-4 Hospital

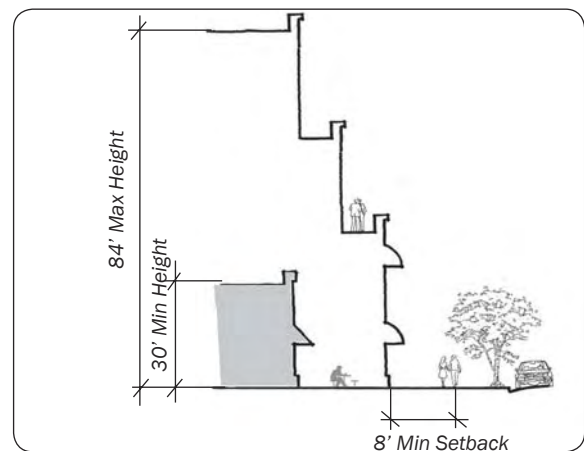
Urban Regulations

1. **Floor Area Ratio:**
Min: N/A Max: 2.0
2. **Lot Coverage:**
Min: 50% Max: 70%
3. **Building Height:**
Min: 30' Max: 84'
4. **Building Stepback:** Not mandatory
5. **Street Wall Frontage:** 50% Min
6. **Setbacks:**
Street Min: 8' Street Max: N/A
(*Along H Street only to provide total of 16' sidewalk)
7. **Open Space Requirement:** N/A
8. **Primary Land Uses:**
Office: 100% Max

Parking Regulations

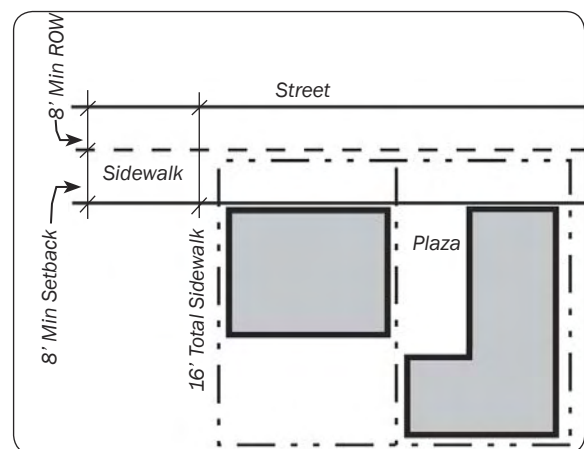
1. **Parking Locations:**
Any
2. **Non-Residential Parking:**
Min: 2 spaces/1,000 sf
Onsite Min: 100%

Summary sheet does not reflect all regulations that may apply to each property. Please consult the remainder of the chapter for all criteria.



Section View

Fig. 6.22



Plan View

Fig. 6.23

FIGURE 3-11
Zoning Sheet for Urban Core
Subdistrict UC-4, Hospital

UC-5 Soho

Urban Regulations

1. Floor Area Ratio:

Min: 1.0 Max: 2.0

2. Lot Coverage:

Min: N/A Max: N/A

3. Building Height:

Min: 30' Max: 60'

4. Building Stepback: Not mandatory

5. Street Wall Frontage: 50% Min

6. Setbacks:

Street Min: 8' Street Max: N/A

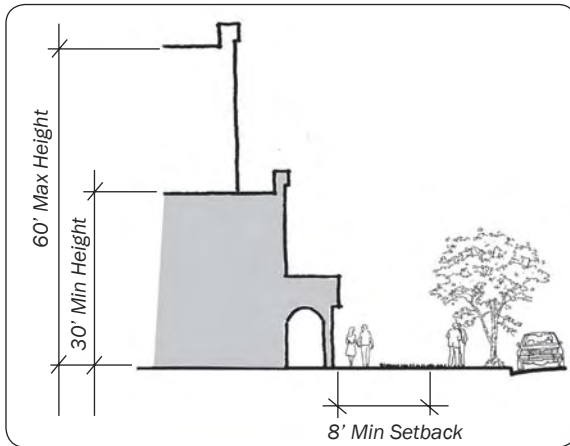
(*Along H Street only to provide total of 16' sidewalk)

7. Open Space Requirement: N/A

8. Primary Land Uses:

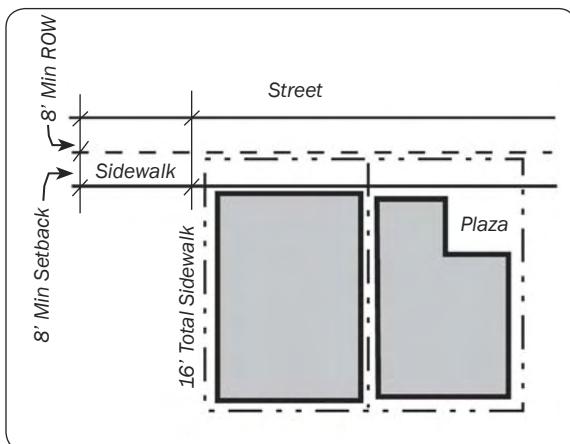
Retail: 50% Max

Office: 100% Max



Section View

Fig. 6.24



Plan View

Fig. 6.25

Parking Regulations

1. Parking Locations:

Any location except in front of building

2. Non-Residential Parking:

Min: 2 spaces/1,000 sf

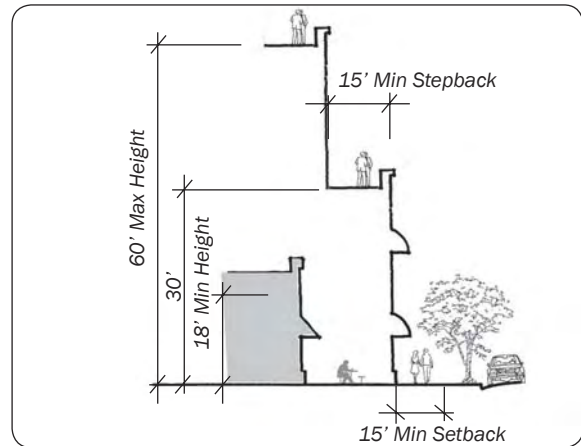
Onsite Min: 50%

Summary sheet does not reflect all regulations that may apply to each property. Please consult the remainder of the chapter for all criteria.

UC-6 Chula Vista Center Residential (Neighborhood Transition Combining District)

Urban Regulations

1. **Floor Area Ratio:**
Min: N/A Max: 2.0
2. **Lot Coverage:**
Min: N/A Max: 80%
3. **Building Height:**
Min: 18' Max: 60'
4. **Building Stepback:**
Min: 15' At Building Height: 30'
5. **Street Wall Frontage:** N/A
6. **Setbacks:**
Street Min: 15' Street Max: N/A
Neighborhood Transition: See Section D. for additional setbacks for parcels adjacent to R-1 and R-2 districts
7. **Open Space Requirement:** 200 sf/du
8. **Primary Land Uses:**
Residential: 100%

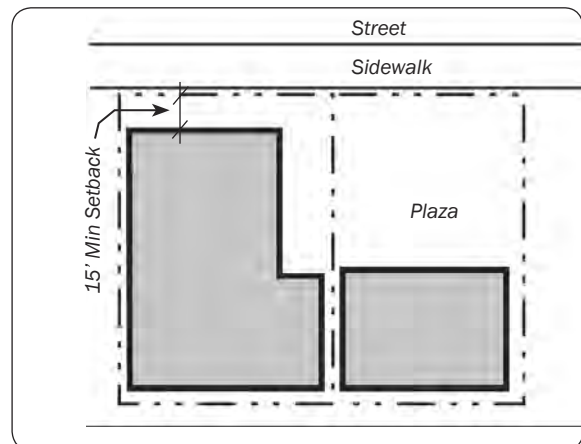


Section View

Fig. 6.26

Parking Regulations

1. **Parking Locations:**
Structured
2. **Residential Parking:**
Min: 1.5 space/du
Guest: 1 space/10 du
Onsite Min: 100%



Plan View

Fig. 6.27

Summary sheet does not reflect all regulations that may apply to each property. Please consult the remainder of the chapter for all criteria.

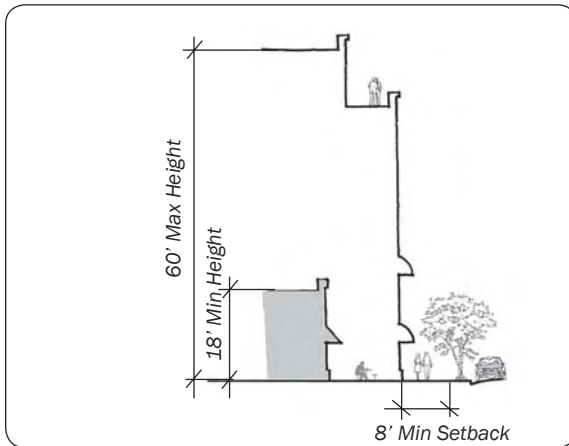
FIGURE 3-13

Zoning Sheet for Urban Core Subdistrict UC-6,
Chula Vista Center Residential

UC-7 Chula Vista Center

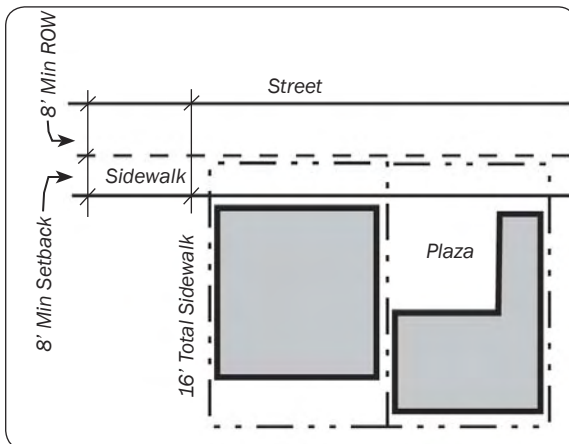
Urban Regulations

1. **Floor Area Ratio:**
Min: N/A Max: 1.0
2. **Lot Coverage:**
Min: N/A Max: 70%
3. **Building Height:**
Min: 18' Max: 60'
4. **Building Stepback:** Not mandatory
5. **Street Wall Frontage:** 25% Min
6. **Setbacks:**
Street Min: 8'* Street Max: N/A
(*Along H Street only to provide total of 16' sidewalk)
7. **Open Space Requirement:** N/A
8. **Primary Land Uses:**
Retail: 100% Max
Office: 25% Max (Not allowed on ground floor facade, except for access)



Section View

Fig. 6.28



Plan View

Fig. 6.29

Parking Regulations

1. **Parking Locations:**
Anywhere on-site
2. **Non-Residential Parking:**
Min: 2 spaces/1,000 sf
Onsite Min: 100%

Summary sheet does not reflect all regulations that may apply to each property. Please consult the remainder of the chapter for all criteria.

UC-8 Otis

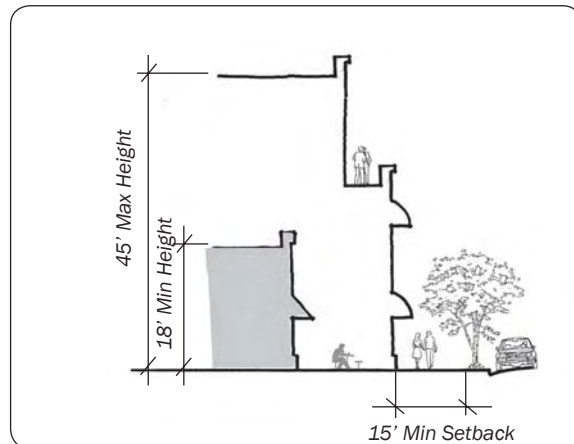
(Neighborhood Transition Combining District)

Urban Regulations

1. **Floor Area Ratio:**
Min: N/A Max: 1.0
2. **Lot Coverage:**
Min: N/A Max: 70%
3. **Building Height:**
Min: 18' Max: 45'
4. **Building Stepback:** Not mandatory
5. **Street Wall Frontage:** N/A
6. **Setbacks:**
Street Min: 15' Street Max: N/A
7. **Open Space Requirement:** 200 sf/du
8. **Primary Land Uses:**
Residential: 100% Max

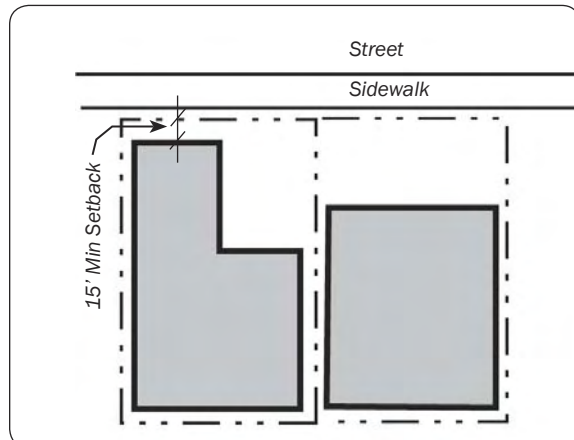
Parking Regulations

1. **Parking Locations:**
Anywhere on-site except in front of building
2. **Residential Parking:**
Min: 1.5 space/du
Guest: 1 space/10 du
Onsite Min: 100%



Section View

Fig. 6.30



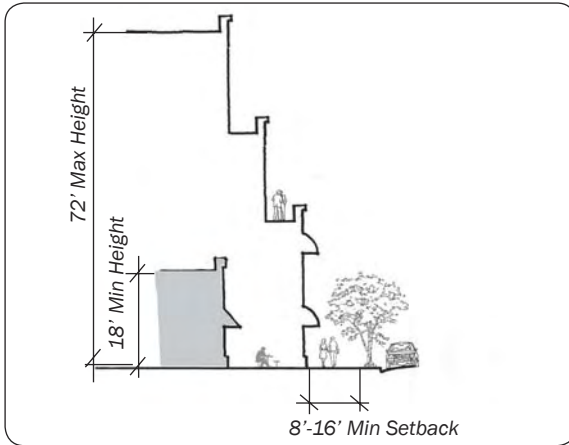
Plan View

Fig. 6.31

Summary sheet does not reflect all regulations that may apply to each property. Please consult the remainder of the chapter for all criteria.

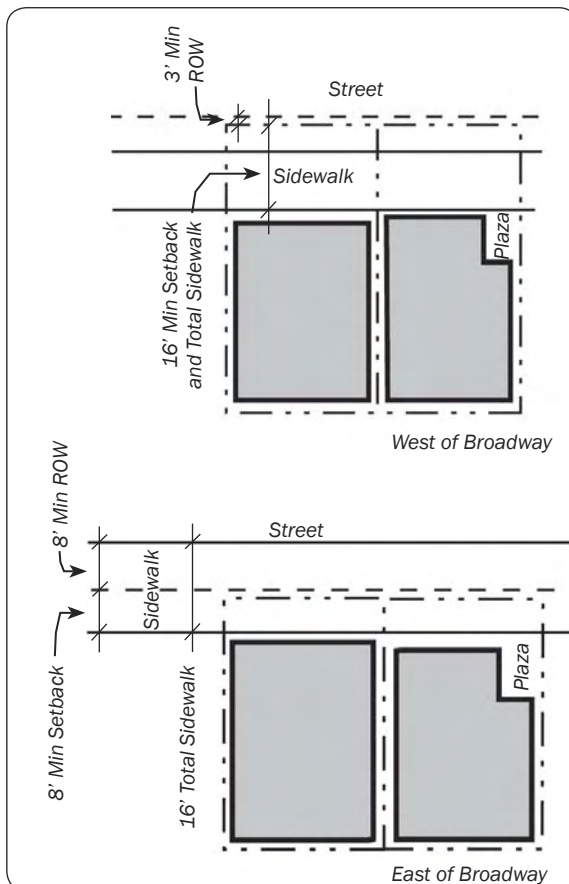
FIGURE 3-15
Zoning Sheets for Urban Core
Subdistrict UC-8, Otis

UC-9 Mid H Street



Section View

Fig. 6.32



Plan View

Fig. 6.33

Urban Regulations

1. **Floor Area Ratio:**
Min: 1.0 Max: 2.0
2. **Lot Coverage:**
Min: N/A Max: N/A
3. **Building Height:**
Min: 18' Max: 72'
4. **Building Stepback:** Not mandatory
5. **Street Wall Frontage:** 70% Min
6. **Setbacks:**
H Street East of Broadway
Street Min: 8' Street Max: N/A
H Street West of Broadway
Street Min: 16' Street Max: N/A
Broadway
Street Min: 0' Street Max: N/A
7. **Open Space Requirement:** N/A
8. **Primary Land Uses:**
Retail: 100% Max
Office: 25% Max

Parking Regulations

1. **Parking Locations:**
Any, except in front of building
2. **Non-Residential Parking:**
Min: 2 spaces/1,000 sf
Onsite Min: 50%

Summary sheet does not reflect all regulations that may apply to each property. Please consult the remainder of the chapter for all criteria.

FIGURE 3-16
Zoning Sheets for Urban Core
Subdistrict UC-9, Mid H Street

UC-10 Chula Vista Center West

Urban Regulations

1. Floor Area Ratio:

Min: N/A Max: 1.0

2. Lot Coverage:

Min: N/A Max: 80%

3. Building Height:

Min: 18' Max: 72'

4. Building Stepback: Not mandatory

5. Street Wall Frontage: 50% Min

6. Setbacks:

H Street

Street Min: 16' Street Max: N/A

Broadway

Street Min: 0' Street Max: N/A

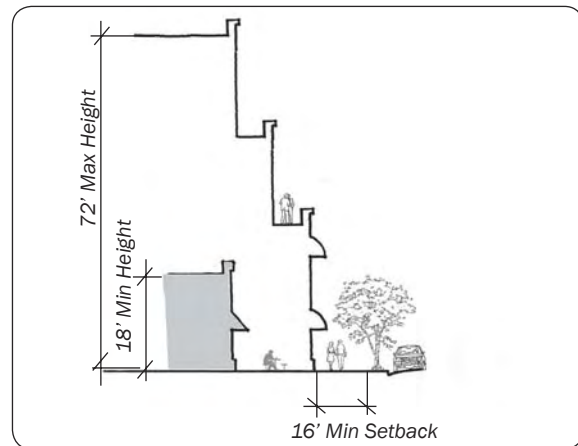
7. Open Space Requirement: N/A

8. Primary Land Uses:

Residential: 20% Max (Not allowed on Broadway or H Street frontage on ground floor, except for access)

Retail: 100% Max

Office: 30% Max (Not allowed on ground floor facade, except for access)



Section View

Fig. 6.34

Parking Regulations

1. Parking Locations:

Any, except in front of building

2. Residential Parking:

Min: 1.5 space/du

Guest: 0 spaces

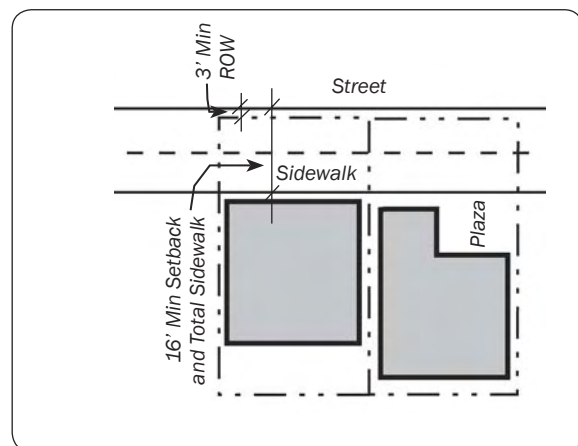
Onsite Min: 100%

3. Non-Residential Parking:

Min: 2 spaces/1,000 sf

Onsite Min: 100%

Summary sheet does not reflect all regulations that may apply to each property. Please consult the remainder of the chapter for all criteria.



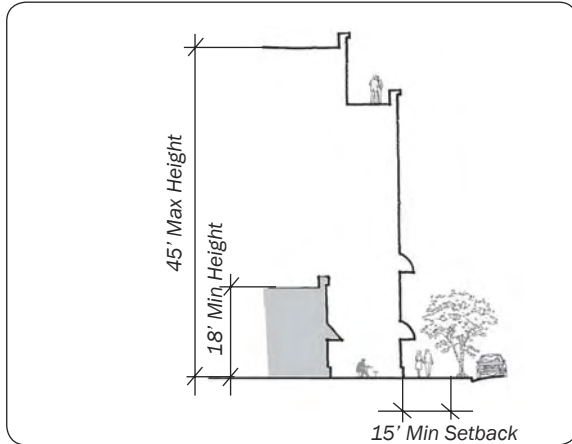
Plan View

Fig. 6.35

UC-11 Chula Vista Center West Residential (Neighborhood Transition Combining District)

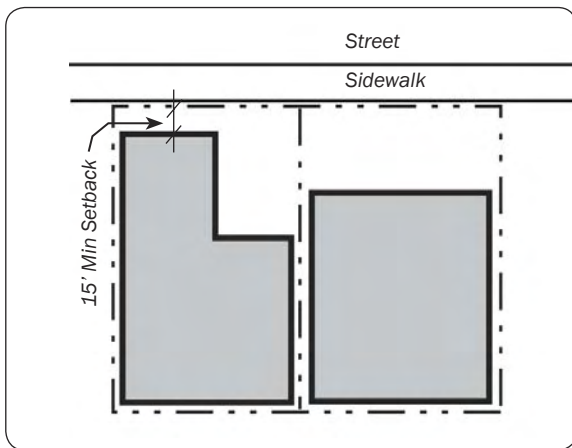
Urban Regulations

1. **Floor Area Ratio:**
Min: N/A Max: 1.0
2. **Lot Coverage:**
Min: N/A Max: 70%
3. **Building Height:**
Min: 18' Max: 45'
4. **Building Stepback:** Not mandatory
5. **Street Wall Frontage:** N/A
6. **Setbacks:**
Street Min: 15' Street Max: N/A
Neighborhood Transition: See Section D. for additional setbacks for parcels adjacent to R-1 and R-2 districts
7. **Open Space Requirement:** 200 sf/du
8. **Primary Land Uses:**
Residential: 100% Max



Section View

Fig. 6.36



Plan View

Fig. 6.37

Parking Regulations

1. **Parking Locations:**
Any, except in front of building
2. **Residential Parking:**
Min: 1.5 space/du
Guest: 1 space/10 du
Onsite Min: 100%

Summary sheet does not reflect all regulations that may apply to each property. Please consult the remainder of the chapter for all criteria.

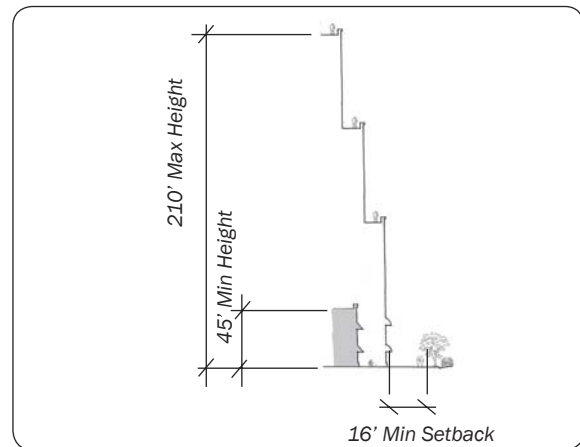
FIGURE 3-18

Zoning Sheet for Urban Core Subdistrict UC-11,
Chula Vista Center West Residential

UC-12 H Street Trolley (Transit Focus Area)

Urban Regulations

1. **Floor Area Ratio:**
Min: 4.0 Max: 6.0
2. **Lot Coverage:**
Min: 45% Max: 60%
3. **Building Height:**
Min: 45' Max: 210'
4. **Building Stepback:** Not mandatory
5. **Street Wall Frontage:** N/A
6. **Setbacks:**
H Street
Street Min: 16' Street Max: N/A
7. **Open Space Requirement:** 100 sf/du
8. **Primary Land Uses:**
Residential: 90% Max
Retail: 1% Min 10% Max
Office: 10% Max
Hospitality: 1% Min 10% Max

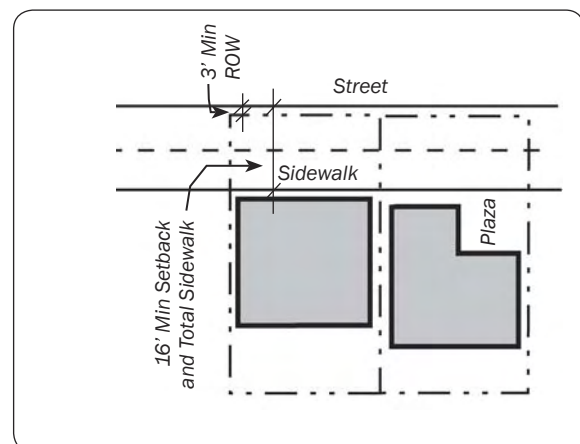


Section View

Fig. 6.38

Parking Regulations

1. **Parking Locations:**
Any
2. **Residential Parking:**
Min: 1 space/du
Guest: 0 spaces
Onsite Min: 100%
3. **Non-Residential Parking:**
Min: 1 space/1,000 sf
Onsite Min: None



Plan View

Fig. 6.39

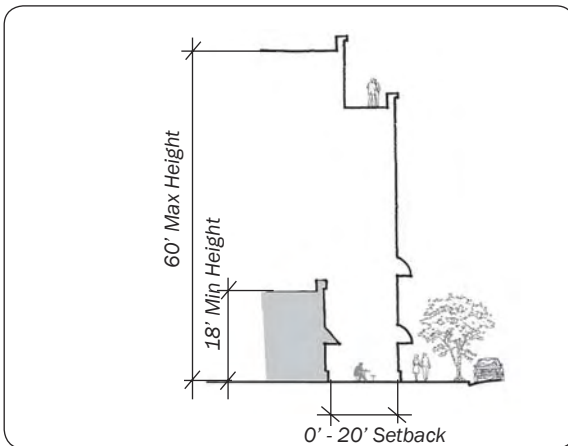
Summary sheet does not reflect all regulations that may apply to each property. Please consult the remainder of the chapter for all criteria.

FIGURE 3-19
Zoning Sheet for Urban Core Subdistrict
UC-12, H Street Trolley

UC-13 Mid Broadway (Neighborhood Transition Combining District)

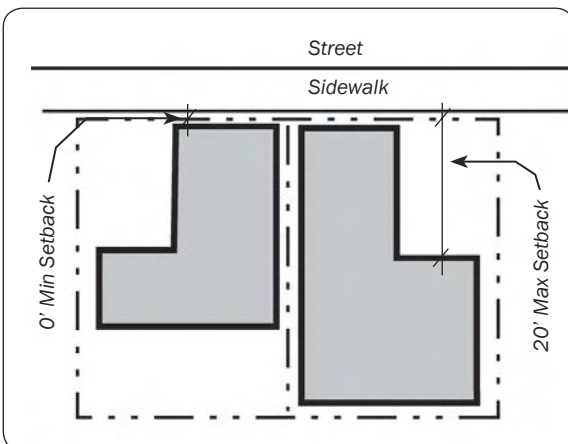
Urban Regulations

- 1. Floor Area Ratio:**
Min: N/A Max: 2.0
- 2. Lot Coverage:**
Min: 50% Max: 70%
- 3. Building Height:**
Min: 18' Max: 60'
- 4. Building Stepback:** Not mandatory
- 5. Street Wall Frontage:** 50% Min
- 6. Setbacks:**
Street Min: 0' Street Max: 20'
Neighborhood Transition: See Section D. for additional setbacks for parcels adjacent to R-1 and R-2 districts
- 7. Open Space Requirement:** 200 sf/du
- 8. Primary Land Uses:**
Residential: 70% Max (Not allowed on Broadway or H Street frontage on ground floor, except for access)
Office: 50% Max
Retail/Hospitality: 50% Max



Section View

Fig. 6.40



Plan View

Fig. 6.41

Parking Regulations

- 1. Parking Locations:**
Anywhere except in front of building
- 2. Residential Parking:**
Min: 1.5 space/du
Guest: 1 space/10 du
Onsite Min: 50%
- 3. Non-Residential Parking:**
Min: 2 spaces/1,000 sf
Onsite Min: 50%

Summary sheet does not reflect all regulations that may apply to each property. Please consult the remainder of the chapter for all criteria.

FIGURE 3-20

Zoning Sheet for Urban Core
Subdistrict UC-13, Mid Broadway

UC-14 Harborview

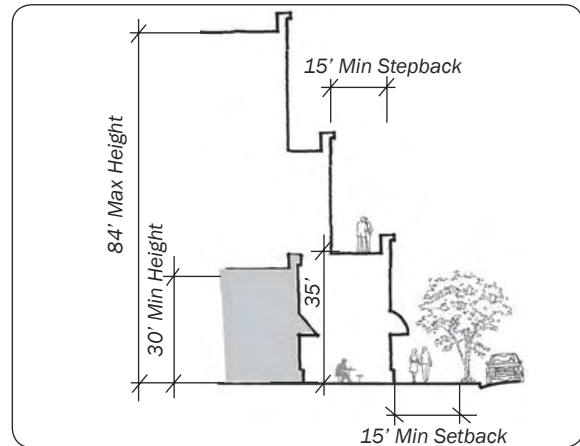
Urban Regulations

1. **Floor Area Ratio:**
Min: 1.5 Max: 3.0
2. **Lot Coverage:**
Min: N/A Max: 80%
3. **Building Height:**
Min: 30' Max: 84'
4. **Building Stepback:**
Min: 15' At Building Height: 35'
5. **Street Wall Frontage:** N/A
6. **Setbacks:**
Street Min: 15' Street Max: N/A
7. **Open Space Requirement:** 200 sf/du
8. **Primary Land Uses:**
Residential 100% Max

Parking Regulations

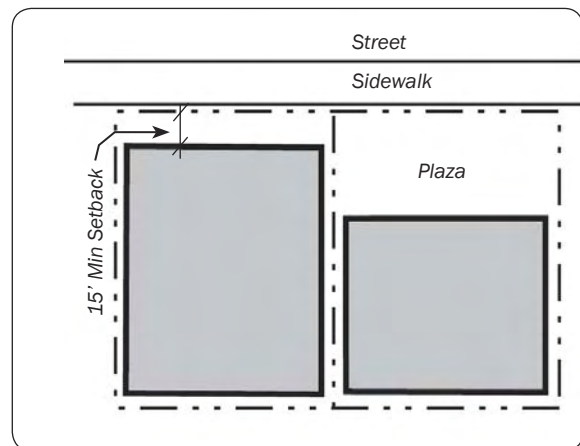
1. **Parking Locations:**
Any, except in front of building
2. **Residential Parking:**
Min: 1.5 space/du
Guest: 1 space/10 du
Onsite Min: 100%

Summary sheet does not reflect all regulations that may apply to each property. Please consult the remainder of the chapter for all criteria.



Section View

Fig. 6.42



Plan View

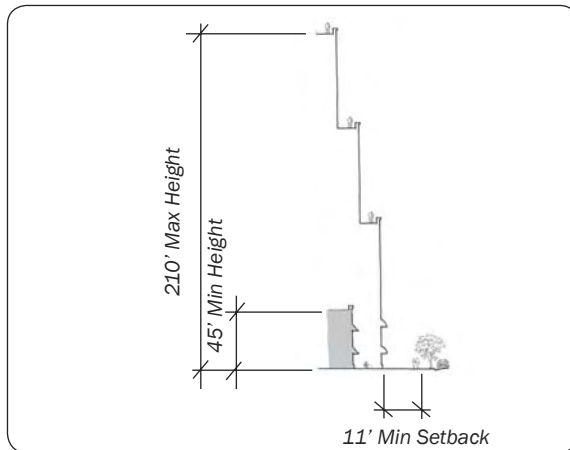
Fig. 6.43

FIGURE 3-21
Zoning Sheet for Urban Core
Subdistrict UC-14, Harborview

UC-15 E Street Trolley (Transit Focus Area)

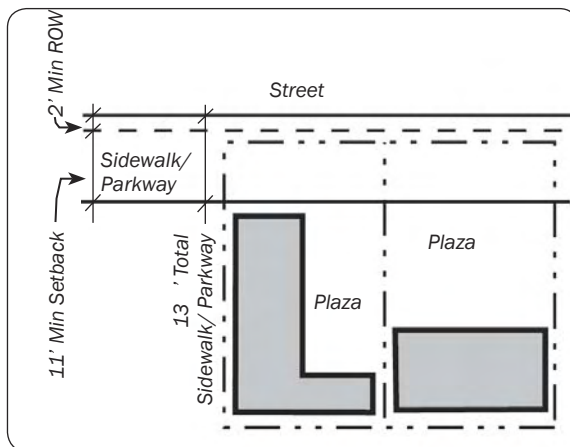
Urban Regulations

1. **Floor Area Ratio:**
Min: 4.0 Max: 6.0
2. **Lot Coverage:**
Min: 45% Max: 60%
3. **Building Height:**
Min: 45' Max: 210'
4. **Building Stepback:** Not mandatory
5. **Street Wall Frontage:** N/A
6. **Setbacks:**
Street Min: 11'* Street Max: N/A
(*Applies only along E Street between I-5 and 300' east of I-5)
7. **Open Space Requirement:** 100 sf/du
8. **Primary Land Uses:**
Residential: 90% Max
Retail: 1% Min 10% Max
Office: 10% Max (Not allowed on ground floor facade, except for access)
Hospitality: 1% Min 10% Max



Section View

Fig. 6.44



Plan View

Fig. 6.45

Parking Regulations

1. **Parking Locations:**
Any, except in front of building
2. **Residential Parking:**
Min: 1 space/du
Guest: 0 spaces
Onsite Min: 100%
3. **Non-Residential Parking:**
Min: 1 space/1,000 sf
Onsite Min: None

Summary sheet does not reflect all regulations that may apply to each property. Please consult the remainder of the chapter for all criteria.

FIGURE 3-22

Zoning Sheet for Urban Core
Subdistrict UC-15, E Street Trolley

UC-16 Broadway Hospitality

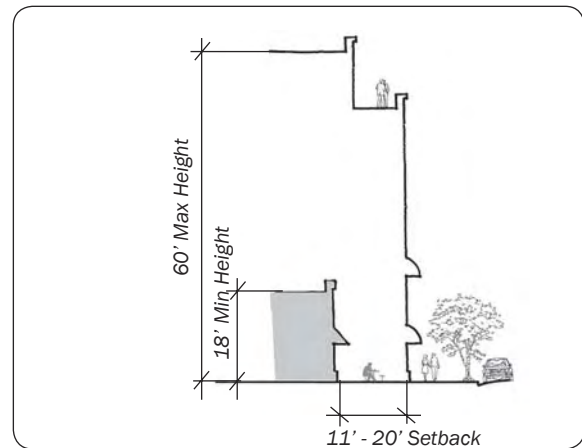
Urban Regulations

1. **Floor Area Ratio:**
Min: N/A Max: 1.0
2. **Lot Coverage:**
Min: 50% Max: 70%
3. **Building Height:**
Min: 18' Max: 60'
4. **Building Stepback:** Not mandatory
5. **Street Wall Frontage:** 50% Min
6. **Setbacks:**
Street Min: 11'* Street Max: 20'
(*Along E Street between I-5 and 300' east of I-5)
7. **Open Space Requirement:** N/A
8. **Primary Land Uses:**
Retail: 50% Max
Hospitality: 100% Max

Parking Regulations

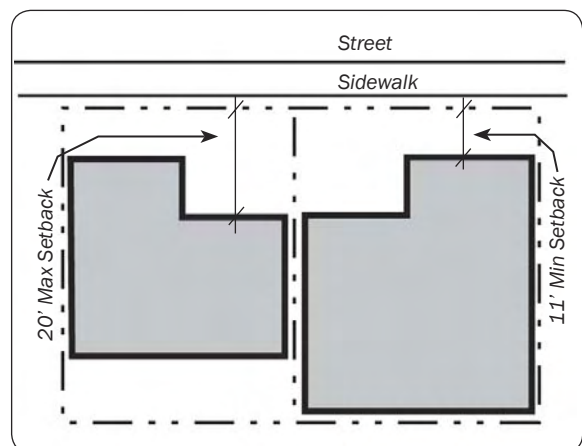
1. **Parking Locations:**
Any, except in front of building
2. **Non-Residential Parking:**
Min: 2 spaces/1,000 sf
Onsite Min: 50%

Summary sheet does not reflect all regulations that may apply to each property. Please consult the remainder of the chapter for all criteria.



Section View

Fig. 6.46



Plan View

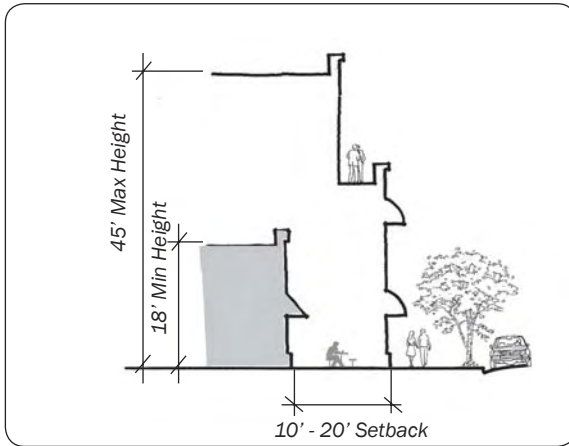
Fig. 6.47

FIGURE 3-23
Zoning Sheet for Urban Core
Subdistrict UC-16, Broadway Hospitality

UC-17 Harborview North

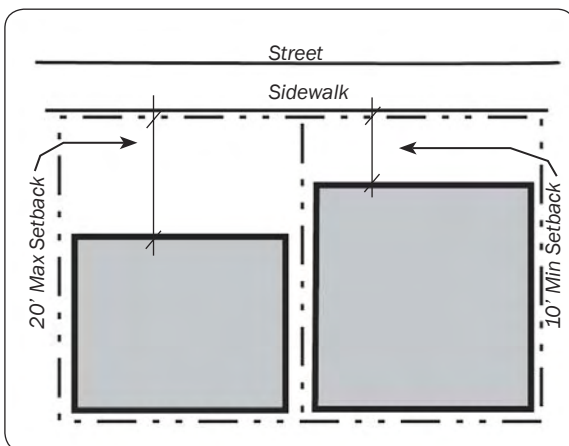
Urban Regulations

1. **Floor Area Ratio:**
Min: 1.0 Max: 2.0
2. **Lot Coverage:**
Min: N/A Max: 80%
3. **Building Height:**
Min: 18' Max: 45'
4. **Building Stepback:** Not mandatory
5. **Street Wall Frontage:** N/A
6. **Setbacks:**
Street Min: 10' Street Max: 20'
7. **Open Space Requirement:** 200 sf/du
8. **Primary Land Uses:**
Residential: 100% Max



Section View

Fig. 6.48



Plan View

Fig. 6.49

Parking Regulations

1. **Parking Locations:**
Any
2. **Residential Parking:**
Min: 1.5 space/du
Guest: 1 space/10 du
Onsite Min: 100%

Summary sheet does not reflect all regulations that may apply to each property. Please consult the remainder of the chapter for all criteria.

FIGURE 3-24

Zoning Sheet for Urban Core
Subdistrict UC-17, Harborview North

UC-18 E Street Gateway

Urban Regulations

- 1. Floor Area Ratio:**
Min: 1.5 Max: 3.0
- 2. Lot Coverage:**
Min: 50% Max: 70%
- 3. Building Height:**
Min: 45' Max: 120'
- 4. Building Stepback:** Not mandatory
- 5. Street Wall Frontage:** 50% Min
- 6. Setbacks:**
Street Min: 11'* Street Max: N/A
(*Applies only along E Street between I-5 and 300' east of I-5)
- 7. Open Space Requirement:** N/A
- 8. Primary Land Uses:**
Retail: 20% Max
Hospitality: 100% Max

Parking Regulations

- 1. Parking Locations:**
Any
- 2. Non-Residential Parking:**
Min: 2 spaces/1,000 sf
Onsite Min: 100%

Summary sheet does not reflect all regulations that may apply to each property. Please consult the remainder of the chapter for all criteria.

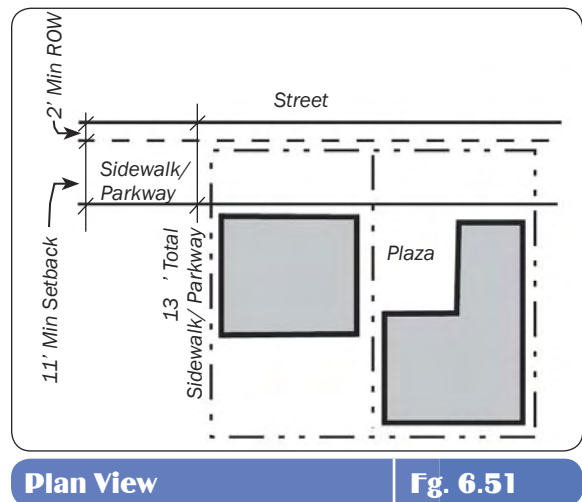
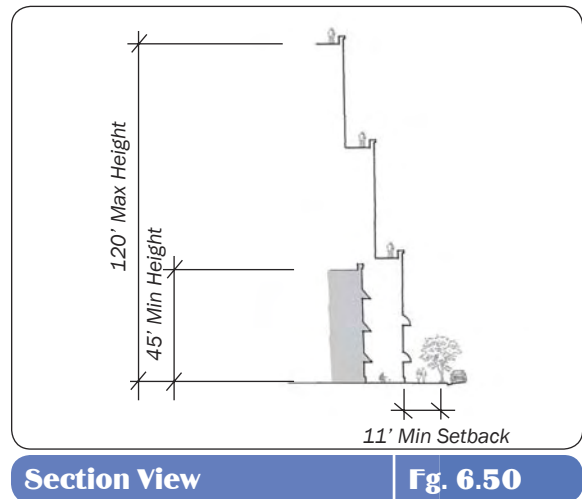
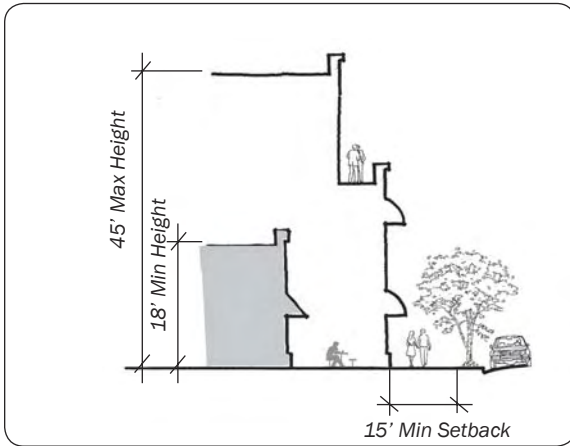


FIGURE 3-25
Zoning Sheet for Urban Core
Subdistrict UC-18, E Street Gateway

UC-19 Feaster School

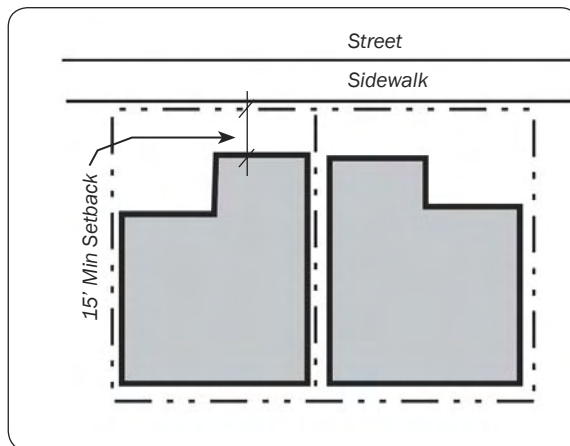
Urban Regulations

1. **Floor Area Ratio:**
Min: N/A Max: 1.0
2. **Lot Coverage:**
Min: N/A Max: 70%
3. **Building Height:**
Min: 18' Max: 45'
4. **Building Stepback:** Not mandatory
5. **Street Wall Frontage:** 50% Min
6. **Setbacks:**
Street Min: 15' Street Max: N/A
7. **Open Space Requirement:** N/A
8. **Primary Land Uses:**
Public/Quasi-Public: 100% Max



Section View

Fig. 6.52



Plan View

Fig. 6.53

Parking Regulations

1. **Parking Locations:**
Anywhere on-site
2. **Non-Residential Parking:**
Min: 2 spaces/1,000 sf
Onsite Min: 100%

Summary sheet does not reflect all regulations that may apply to each property. Please consult the remainder of the chapter for all criteria.

FIGURE 3-26

Zoning Sheet for Urban Core
Subdistrict UC-19, Feaster School

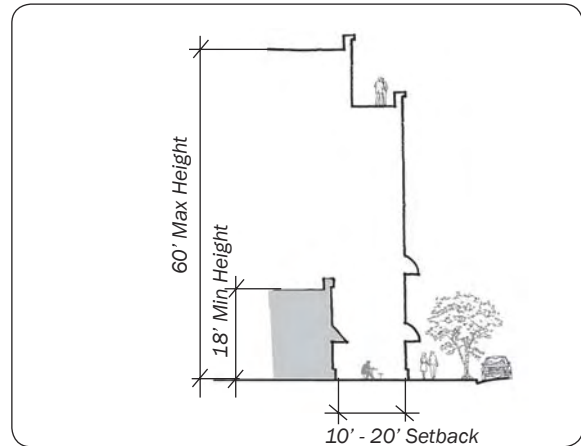
3.4.4.3 Corridors District

In contrast with the Urban Core and the Village Districts, the Corridors District is oriented towards the automobile rather than the pedestrian. The Corridors District is designed to accommodate a high percentage of retail, service, and office development and to promote diverse new commercial and residential development and safe and efficient parking and circulation. The proposed Corridor District consists of 125 gross acres and anticipates revitalization with primarily retail and office uses. The Corridors District is divided into three subdistricts that are related through the design objectives for the district. Subdistrict C-1 is a Neighborhood Transition Combining District. Figure 3-27 through Figure 3-29 provide the zoning sheets for the three subdistricts within the Corridors District.

C-1 Third Avenue South (Neighborhood Transition Combining District)

Urban Regulations

- 1. Floor Area Ratio:**
Min: N/A Max: 1.0
- 2. Lot Coverage:**
Min: N/A Max: 70%
- 3. Building Height:**
Min: 18' Max: 60'
- 4. Building Stepback:** Not mandatory
- 5. Street Wall Frontage:** 50% Min
- 6. Setbacks:**
Street Min: 10' Street Max: 20'
Neighborhood Transition: See Section D. for additional setbacks for parcels adjacent to R-1 and R-2 districts
- 7. Open Space Requirement:** N/A
- 8. Primary Land Uses:**
Retail: 100% Max (West of Third Avenue)
Office: 100% Max (East of Third Avenue)

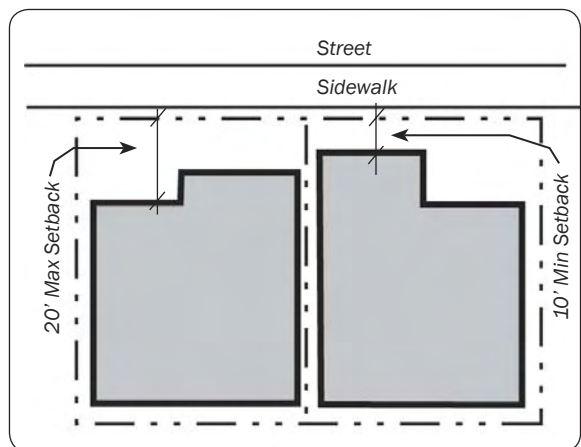


Section View

Fig. 6.54

Parking Regulations

- 1. Parking Locations:**
Anywhere on-site
- 2. Non-Residential Parking:**
Min: 2 spaces/1,000 sf
Onsite Min: 50%



Plan View

Fig. 6.55

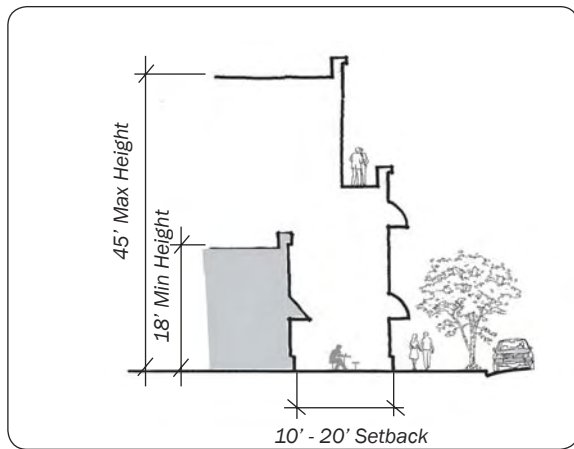
Summary sheet does not reflect all regulations that may apply to each property. Please consult the remainder of the chapter for all criteria.

FIGURE 3-27
Zoning Sheet for Corridor
Subdistrict C-1, Third Avenue South

C-2 Broadway South

Urban Regulations

1. **Floor Area Ratio:**
Min: N/A Max: 1.0
2. **Lot Coverage:**
Min: 35% Max: 75%
3. **Building Height:**
Min: 18' Max: 45'
4. **Building Stepback:** Not mandatory
5. **Street Wall Frontage:** 50% Min
6. **Setbacks:**
Street Min: 10' Street Max: 20'
7. **Open Space Requirement:** N/A
8. **Primary Land Uses:**
Retail: 50% Max
Office: 50% Max

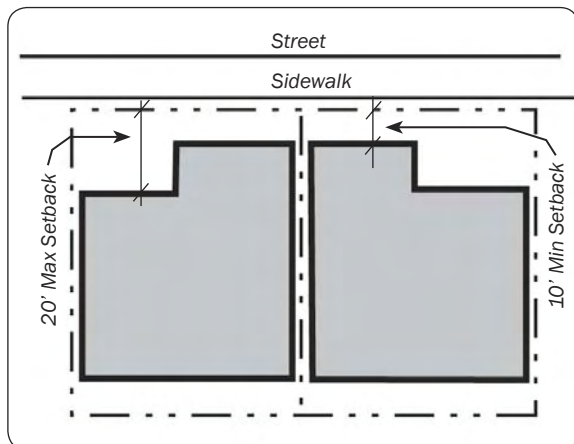


Section View

Fig. 6.56

Parking Regulations

1. **Parking Locations:**
Anywhere on-site
2. **Non-Residential Parking:**
Min: 2 spaces/1,000 sf
Onsite Min: 50%



Plan View

Fig. 6.57

Summary sheet does not reflect all regulations that may apply to each property. Please consult the remainder of the chapter for all criteria.

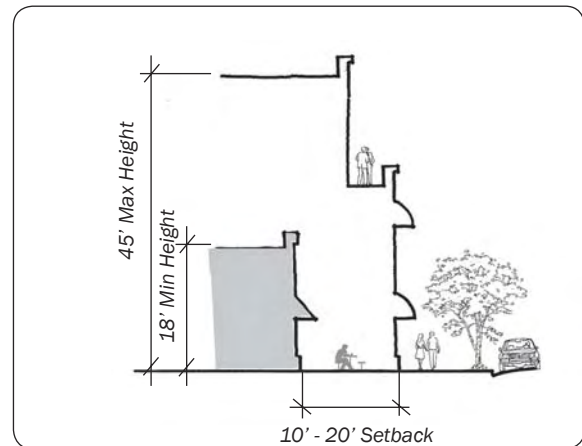
C-3 Broadway North

Urban Regulations

1. **Floor Area Ratio:**
Min: N/A Max: 1.0
2. **Lot Coverage:**
Min: 35% Max: 75%
3. **Building Height:**
Min: 18' Max: 45'
4. **Building Stepback:** Not mandatory
5. **Street Wall Frontage:** 50% Min
6. **Setbacks:**
Street Min: 10' Street Max: 20'
7. **Open Space Requirement:** N/A
8. **Primary Land Uses:**
Retail: 50% Max
Office: 50% Max

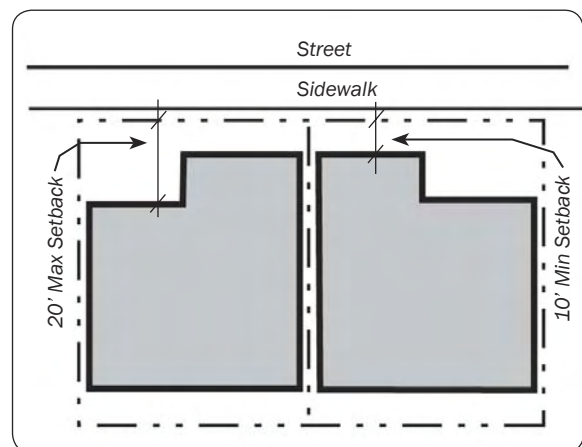
Parking Regulations

1. **Parking Locations:**
Anywhere on-site
2. **Non-Residential Parking:**
Min: 2 spaces/1,000 sf
Onsite Min: 50%



Section View

Fig. 6.58



Plan View

Fig. 6.59

Summary sheet does not reflect all regulations that may apply to each property. Please consult the remainder of the chapter for all criteria.

FIGURE 3-29
Zoning Sheet for Corridor
Subdistrict C-3, Broadway North

3.4.5 Public Realm Design Guidelines

Chapter VIII of the UCSP is the Public Realm Design Guidelines. These guidelines focus on ways to create more attractive and pedestrian-friendly public environments and gathering places. Street furniture, landscaping, sidewalks, crosswalks, lighting, paseos, public art, parks and plaza concepts are defined in this chapter. An art-deco inspired design theme is proposed along Third Avenue, building upon the era when much of the original development along the street occurred. A more contemporary theme is proposed for the remaining public realm areas in the urban core. Such gateway treatments are proposed at five locations within the Subdistricts Area, as well as a sixth location outside of the Subdistricts Area (Fourth Avenue and C Street) to welcome people and to reinforce the identity of the area.

3.4.6 Infrastructure and Public Facilities

Chapter IX of the UCSP describes applicable infrastructure and public facilities, including water supply, sewer drainage, solid waste disposal, law enforcement and emergency services, schools, parks and recreational facilities, energy, and telecommunications. Because the UCSP implements the GPU, the infrastructure studies performed during the City's GPU effort and resulting citywide implementation strategies provide the basis of utilities and services needed for the urban core. The UCSP Chapter IX focuses on the GPU policies and criteria that have particular relevance to the UCSP area. (These policies and criteria will be discussed further in the impact analyses for services and utilities, Chapters 5.11 and 5.12 respectively).

3.4.7 Plan Implementation and Community Benefits Program

The goals expressed in the UCSP require investments in streets, transit, parks, plazas, cultural facilities, protection of historic resources, schools, and improvements to City services such as utilities, police, fire, health and human services. Chapter X of the UCSP identifies the implementation programs that will result in the desired mobility improvements, urban amenities, and other community amenities envisioned in the UCSP. Realization strategies include public and public/private partnerships to generate funding and investment in the urban core. Through development and business fees, redevelopment funds, grants, TransNet (a one-half cent tax for transportation projects), and the general fund as funding sources, short-term demonstration projects are proposed to serve as models and redevelopment incentive. A Facilities Implementation Analysis has been prepared for the UCSP to assure that long-term revenues are sufficiently aligned with potential costs of implementing the public infrastructure.

3.4.8 Plan Administration

Chapter XI of the UCSP describes the processes which will be used to consider development applications and the administrative procedures required for amendments and/or modifications to the UCSP.

3.4.8.1 Subsequent Projects Design Review

The UCSP includes a design review process for future projects within the UCSP Subdistricts Area to ensure consistency with the UCSP development regulations and design guidelines. All subsequent projects require submittal and approval of an Urban Core Development Permit (UCDP). The UCDP design review process is illustrated in Figure 3-30.

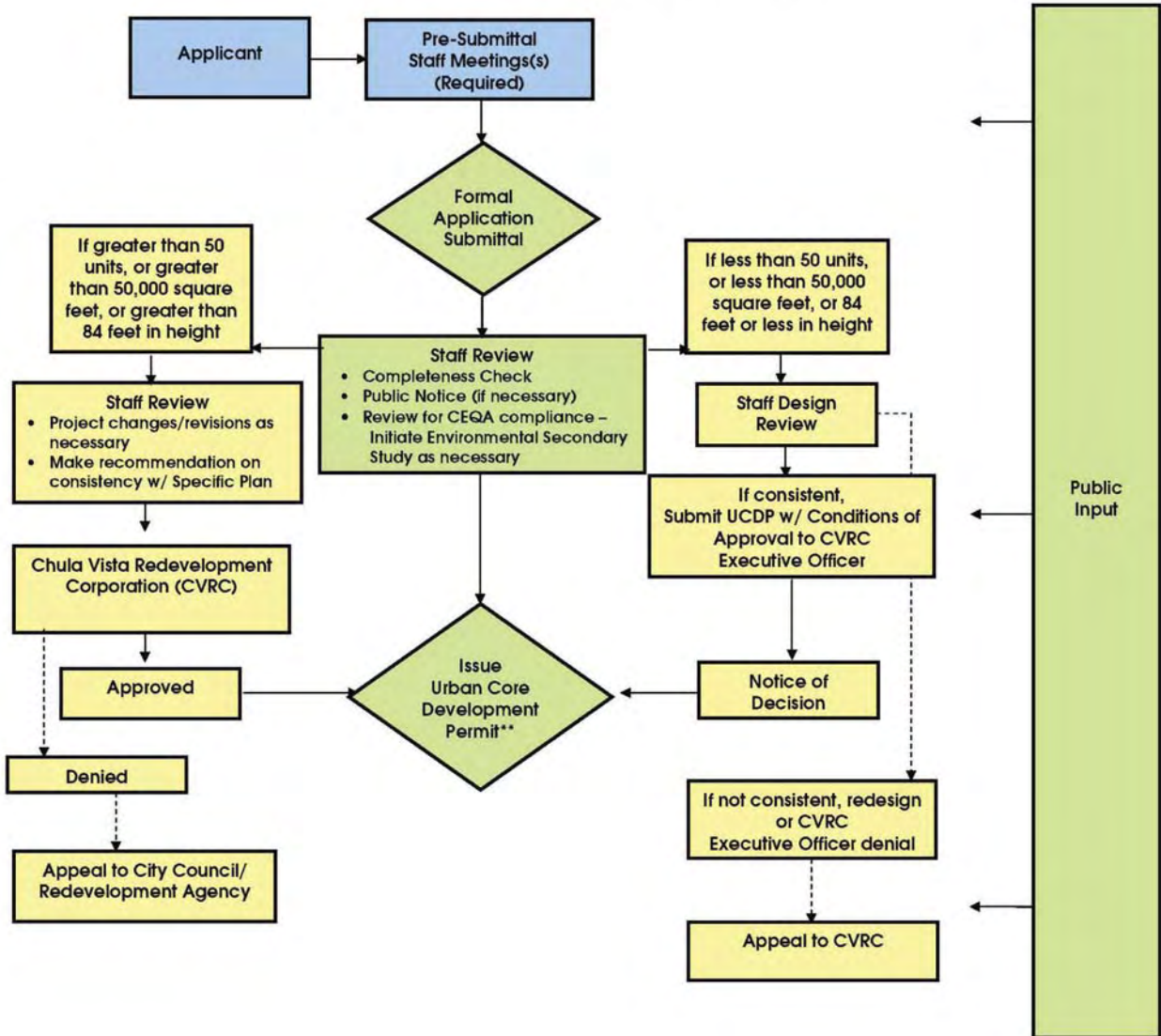
Project size and location determine which one of two design review processes apply. The majority of the UCSP Subdistricts Area lies within a Redevelopment Project Area and the Chula Vista Redevelopment Corporation has been established to assist with implementation and oversight of infill development in these areas. Development outside of a Redevelopment Project Area will be subject to the City's existing design review process. For all projects requiring additional discretionary approvals such as Conditional Use Permits and Tentative Maps, adherence to existing Chula Vista Municipal Code regulations and processes will also be required.

Exemptions to the UCSP design review requirements include minor modifications to existing structures such as painting, maintenance or repair, re-roof, modifications that increase the total building area by 200 square feet or less (within a two-year period), as well as other exceptions and modifications described in Chapter 19.16 of the existing Municipal Code. Nonconforming existing land uses that meet the Municipal Code definition (Chapter 19.64) may also be provided exemption or allowances from the standards contained in the UCSP for new projects and building renovations.

3.4.8.2 Subsequent Projects Environmental Review

As indicated in Figure 3-30, future projects will also be subject to subsequent environmental review. Approval of a UCDP is a discretionary action requiring CEQA review. As a Program EIR, the Final EIR for the UCSP is intended to be used by the City of Chula Vista when taking action on subsequent permits to allow development in accordance with the proposed UCSP. The Program EIR and subsequent project review process defined in Section 15168 of the CEQA Guidelines allows a Program EIR to serve as the basis for environmental review of subsequent projects. Section 15182 and 15183 of the CEQA Guidelines provide additional review guidance for projects proposed in accordance with an adopted Specific Plan, or consistent with adopted Community Plan, General Plan or Zoning. These CEQA Guidelines will be utilized, as applicable, in

URBAN CORE DEVELOPMENT PERMIT DESIGN REVIEW PROCESS*



*Process pertains to projects in redevelopment areas only
 ** If Redevelopment Agency involvement (e.g. Agreement or Funding) project obtains concurrent Agency Approval

FIGURE 3-30
 Urban Core Development
 Permit Design Review Process

the review of subsequent development projects. Section 2.3.3 in the Introduction of this EIR discusses this process in greater detail.

3.4.8.3 Review of Plan Progress

To monitor progress towards implementing the land use goals envisioned by both the GPU and UCSP, a series of checks and balances are proposed. These include review under the Growth Management Ordinance, bi-annual review of amenities and facilities implementation in conjunction with the budget/CIP review cycle, and lastly a five-year assessment of the progress of the UCSP.

The Growth Management Ordinance (Municipal Code 19.09) includes a program to implement the General Plan Update and ensure that development does not occur unless facilities and improvements are available to support that development. The growth management program incorporates a defined public facilities development phasing policy to appropriately schedule the timing and location of various City improvements. The program additionally incorporates the facility master plans for fire protection, schools, libraries, parks, water, sewer, drainage, traffic and civic centers. The growth management oversight commission annually reviews and reports on the program to the Chula Vista Planning Commission and City Council.

Various improvement projects envisioned in the UCSP will also be subject to ongoing monitoring and priority-setting through the Capital Improvement Program (CIP) processes. Schedule assessments will be made during the bi-annual CIP budget analysis and review of facilities performance. Facing any change in priorities, additions or subtractions from the facilities program will not require amendment of the UCSP provided such changes are not in conflict with this EIR.

Review of the UCSP's progress also assumes financing review. Review of the Facilities Implementation Analysis throughout the life of the UCSP will evaluate financial performance and assess financial resources as they become available or depleted, so as to determine priorities.

UCSP amendment procedures are discussed in Chapter XI of the UCSP. California Government Code (Section 65453) states that a specific plan may be amended as often as deemed necessary by the legislative body. Amendments to the UCSP may be initiated by a developer, any individual property owner, by the Chula Vista Redevelopment Corporation, or by the City. Any amendment proposals must document the need for such changes and indicate the economic, social, or technical issues that generate this need. Depending on the nature of the amendment, supplemental environmental analysis may be necessary. The Chula Vista Community Development Director will review the request and make recommendation to the City Council for approval or denial.

A five-year review cycle has been established in the UCSP to monitor the effectiveness of the plan in responding to the changing landscape of the urban core. A Five-Year Progress Report will be prepared and included as part of budget cycle or strategic plan updates.

3.5 Discretionary Actions

Adoption and implementation of the proposed UCSP will require a series of discretionary actions. These actions, the agency responsible for them, and their purpose are identified below in Table 3-3.

**TABLE 3-3
DISCRETIONARY ACTIONS
REQUIRED FOR PROJECT ADOPTION AND IMPLEMENTATION**

Action	Agency	Purpose
Urban Core Specific Plan Adoption	City of Chula Vista City Council	To implement the objectives and policies of the recently updated Chula Vista General Plan
Urban Core Specific Plan Final EIR Certification	City of Chula Vista City Council	To comply with State-required environmental review of the proposed Urban Core Specific Plan
Town Centre I Redevelopment Plan Amendments	City of Chula Vista City Council/ Redevelopment Agency	To delete existing land use regulations and instead defer to the land use development and design provisions of the Urban Core Specific Plan
Town Centre I Land Use Policy Repeal	City of Chula Vista City Council/ Redevelopment Agency	To defer regulation of permitted land uses within the Chula Vista urban core to the Urban Core Specific Plan Land Use Matrix
Town Centre I Design Manual Repeal	City of Chula Vista City Council/ Redevelopment Agency	To defer the guidelines for design of development within the Chula Vista urban core to the Development Design Guidelines of the Urban Core Specific Plan

Future development in accordance with the UCSP will require discretionary approval. The Final EIR for the UCSP will be used by the City of Chula Vista for discretionary actions associated with subsequent development and other activities within the UCSP area which require CEQA review. Such future discretionary actions are anticipated to include but not be limited to the following:

- Urban Core Development Permits;
- Conditional Use Permits;

- Tentative Maps;
- Demolition Permits; and
- Grading Permits.

For these future discretionary actions a Secondary Study would be performed, unless otherwise exempt, to determine if the UCSP Final EIR adequately addresses the potential environmental impacts of the proposed activity. If the Secondary Study determines that the EIR does adequately cover the activity, no further review will be required and the EIR will be referenced in approving the discretionary actions. For a complete discussion of the Secondary Study process and subsequent environmental review, refer to Section 2.3.3.